

19 Dinwiddie Drive, Heathhall, Dumfries, DG1 3SN

Offers Over £135,000



Beautifully presented and spacious 2 bedroom semi-detached house situated in the popular residential area of Heathhall on the outskirts of Dumfries. Situated close to the A75, it is also well placed for commuting to Annan or Carlisle. The property is within walking distance of Heathhall Primary School, local convenience store, hairdresser and a range of other local amenities. Supermarkets are close by, and is also close to Dumfries town centre which benefits from a range of shops, restaurants and Post Office. Has off-street parking, double glazing, gas central heating and garden. Viewing is highly recommended.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



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Measurements (all approx.)

Entrance hall – 2.54m x 1.87m
Bathroom – 1.75m x 1.67

Living Room – 4.24m x 3.81m
Bedroom 1 – 2.79m x 2.44m

Kitchen – 2.38m x 2.17m
bedroom 2 – 3.23m x 2.91m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.

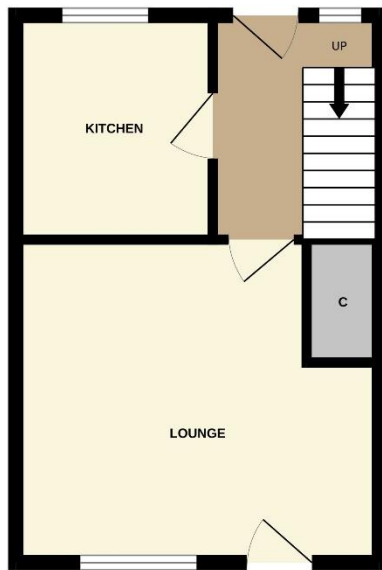


Accommodation comprises:

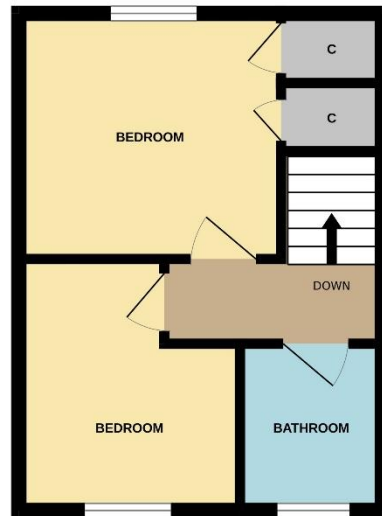
- Entrance hall with window to the front. Doors to living room, kitchen and stairs to first floor.
- Bright living room with window to rear and door to garden. Fireplace with mantle and hearth. Under stairs cupboard.
- Newly fitted modern kitchen with wall and base units. Integrate electric oven and hob with extractor fan. Sink with mixer tap and left hand drainer. Window to front.
- Stairs to first floor with hand rail. Doors to bathroom and two bedrooms.
- Modern fitted bathroom with W. C., wash hand basin with mixer tap and bath with shower. Part splashback. Window to rear.
- Bedroom one with window to the rear.
- Bedroom two with window to the front. Two built-in cupboards one with shelves and one housing boiler.
- To the front there is off street parking and lawn. The rear garden has lawn, stone chips and bark.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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