



15 McLeod Court, Heathall, Dumfries, DG1 3RT

Offers over £105,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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Presented to the market in walk in condition this 2 bedroom mid-terraced two-storey house has the added benefit of low maintenance front and back gardens and off street parking.

The property is situated in a popular area of Heathhall with access to local amenities, Primary and Secondary Schools, and links to local public transport. This property would be a great family or first time buyer home.

PORCH WITH UTILITY AREA – 4.76M X 1.71M

Wood effect laminate flooring, floor and wall mounted units with small worktop space, plumbing for washing machine, access to electric meter UPVC double glazed door and windows, light fittings



KITCHEN – 4.82M X 2.36M

Wood effect laminate flooring, modern wooden wall and floor units, ample worksurfaces, integrated fridge freezer, gas hob and electric oven, radiator, space for dining table and chairs, light fittings





### LIVING ROOM – 4.82M X 4.39M

Fitted carpet, light fitting, UPVC double glazed window to front of the property, radiator, open staircase with banister, vestibule with UPVC double door to front garden

### LANDING – 2.11M X 2.31M

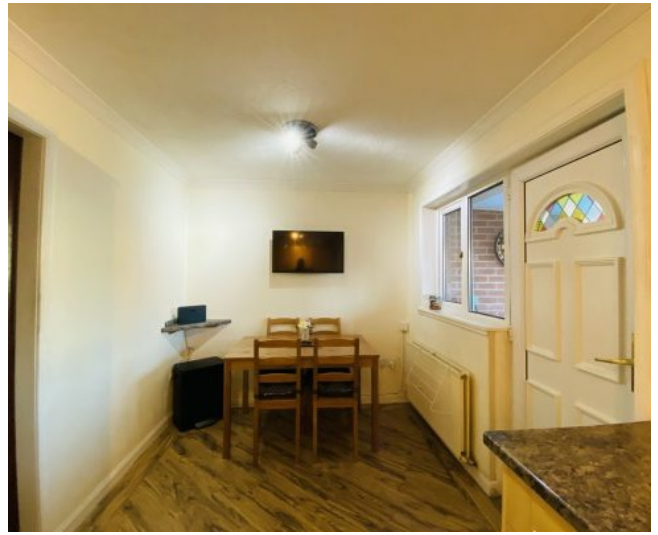
Fitted carpet, attic hatch, light fitting

### BATHROOM – 2.09M X 1.65M

White bathroom suite comprising of WC, Wash Hand Basin and bath with overhead electric shower, Laminate flooring, respatex panels, light fitting, heated towel rail, opaque double glazed window

### MASTER BEDROOM – 3.89M X 2.83M

Fitted carpet, light fitting, fitted wardrobe with hanging rail and shelves, storage cupboards one housing the boiler, radiator, UPVC double glazed window.



### BEDROOM 2 – 2.65M X 3.21M

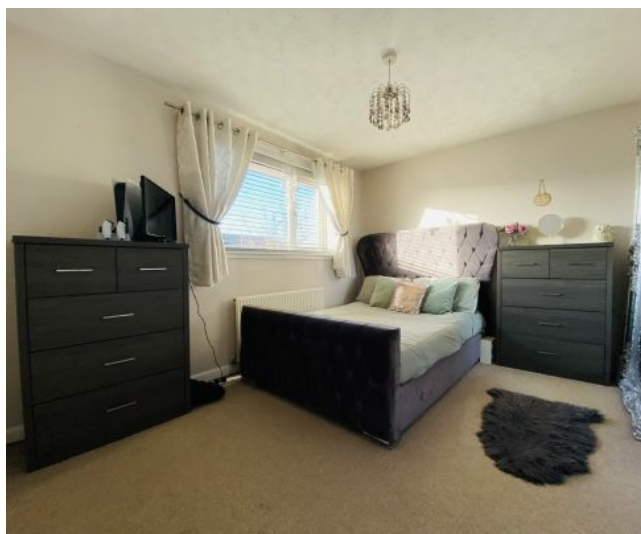
Laminate flooring, UPVC double glazed window, fitted wardrobe with hanging space and shelving

### OUTSIDE

Low maintenance front and back garden both with paving stones and small area of grass. The driveway is situated at the back of the property

### NOTES

The property is heated by gas. All blinds are included in the sale.



## CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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