



15 Argyll Drive, Heathhall, Dumfries, DG1 3SU

Offers over £180,000

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Beautifully presented two bedroom detached bungalow with driveway and single garage, back garden with multipurpose garden room.

The property offers spacious living accommodation and benefits from a private back garden. Situated in peaceful cul-de-sac in Heathhall within walking distance to local amenities, primary school and ideal for commuting.

The property comprises of entrance hall, kitchen, master bedroom, bathroom, bedroom, dining room, living room, utility room, shower room and single garage. Drive way, front and back garden.

ENTRANCE – 1.23M

UPVC front door, vinyl flooring, decorative dado rail, light fitting, heater, attic hatch.

KITCHEN – 2.36M X 3.60M

Wood effect shaker style wall and base units with worktops, tiled flooring, tiled splash back, window looking out to the front of the property, light fitting, storage / pantry cupboard, plumbing for dishwasher, space for electric cooker.



MASTER BEDROOM – 3.16M X 5.58M

Wood effect vinyl flooring, window looking out the front of the property, heater, shelved alcove, twin light fitting.

BEDROOM 2 – 4.07 X 3.16M

Wood effect vinyl flooring, window looking out to the back garden, light fitting, heater, double fitted wardrobe providing hanging and shelf space.

BATHROOM – 1.97M X 1.93M

White bathroom suite comprising of WC, wash hand basin, and bath, opaque window, tiled walls and flooring, heated towel rail.

DINING ROOM – 2.97M X 2.60M

Wooden flooring, alcove with writing desk and shelving, light fitting, archway with curtains leading into the living area.

LIVING ROOM – 3.30M X 4.06M

Wooden flooring, spot lights, heater, door leading to utility room, double patio doors leading out to decking.



UTILITY ROOM – 2.32M X 1.49M

Vinyl flooring, light fitting, plumbing for washing machine, work space, door leading into the garage.

SHOWER ROOM – 1.08M X 2.31M

Tiled walls and flooring, WC, small wash hand basin, double cubicle with electric shower, heater towel rail.

OUTSIDE

Double driveway with gravelled front garden, pathway leading down the side of the property into a private garden laid with lawn, patio decking, drying green and garden room.

NOTES

The house is fitted with double glazing throughout and is heated by electric storage heaters. All blinds are included in the sale as well as the curtains in the living room and dining room.



CONSUMER PROTECTION FOR UNFAIR
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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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