



44 Martinton Road, Heathall, DG1 3QS

Offers over £135,000

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T: 01387 257 272 | E: web@braidwoods.com
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3 bedroom semi-detached property on a quiet residential street in Heathhall. Offering spacious living accommodation, ample off-street parking, well-maintained gardens and excellent access to local amenities all within walking distance.

This charming property features a sitting room, dining room, kitchen, bathroom, and three bedrooms. Viewing is highly recommended.

ENTRANCE HALL

A welcoming entrance featuring a central heating radiator with thermostat, ceiling light fitting, and a timber finish that adds a cosy touch. Staircase leading to the first floor and door through to the sitting room.

SITTING ROOM – 3.82M X 3.41M

Located at the front of the property, this bright and spacious room boasts a large, double-glazed window with pleasant views over the front garden and driveway. Features include a ceiling light, curtain pole, fitted blinds, radiator with thermostat and an electric fire with a marble surround. Elegant timber-framed double doors with opaque glazed panels leading into the dining room.

DINING ROOM – 3.29M X 3.08M

Positioned to the rear of the property, the dining room overlooks the attractive rear garden through a large window. The space includes a central light fitting, ceiling coving, radiator, curtain railing and access to the kitchen.



KITCHEN – 3.45M X 2.12M

A practical kitchen with windows to the side. Features include a stainless-steel sink with drainer and tap, tiled splashback, spacious pantry cupboard, radiator with thermostat and ceiling light fittings. The newly installed boiler is also situated here. There is space for a cooker, washing machine, and fridge. A rear door provides direct access to the garden.



LANDING

A carpeted staircase with wooden banister leads to the upper floor, where you'll find access to all bedrooms and the shower room. It includes a window to the left, ceiling light fitting, radiator, and attic hatch.

SHOWER ROOM – 2.29M X 2.11M

Modern wet-room style shower room featuring a white WC and wash hand basin, overhead electric shower with curtain and rail, marble-effect wall panelling, and an opaque window providing privacy and light. Also includes a heated towel rail, mirrored medicine cabinet, and ceiling light.



MASTER BEDROOM – 3.98M X 3.35M

A generously sized master bedroom featuring a large front-facing window that allows for plenty of natural light. Includes a ceiling light fitting, radiator, fitted carpet, and access to a shelved wardrobe for additional storage.



BEDROOM 2 – 3.44M X 3.34M

A spacious double bedroom overlooking the rear of the property. Ceiling light fitting, radiator, and fitted carpet throughout.

BEDROOM 3 – 2.15M X 2.57M

A versatile room ideal for use as a bedroom, home office or nursery. With a window to the front, ceiling light, radiator, and fitted carpet.

OUTSIDE

A welcoming front garden featuring a gravel driveway, decorative borders, and a well-maintained lawn area. Ample off-street parking for multiple vehicles.

To the rear there is a large terraced garden with a patio area, steps leading to a beautifully kept lawn, and lovely open views. Additional features include a large timber garage, a greenhouse and 2 storage areas/outhouses attached to the rear of the property

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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