



WILLIAMSON
& HENRY
Solicitors & Estate Agents



12 MOUNTAINHALL PARK

DUMFRIES, DG1 4YS

A well-presented and appointed 3 bedroom detached house with the benefit of open ground to the rear.



Accommodation:

Ground Floor:

Hall
Sitting Room
Dining Room
Kitchen
Downstairs W.C.

First Floor:

Master Bedroom (with en-suite)
2 Further Bedrooms
Bathroom
Attic

Outside:

Integral garage; garden;
off-road parking.



Situated in an exclusive development within walking distance of the town centre, 12 Mountainhall Park is a well-proportioned and appointed home. It benefits from UPVC double glazing throughout, Gas central heating with thermostatic controls to nearly all radiators, and an integral garage.

The bustling town of Dumfries is set along the banks of the picturesque River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186 and is perhaps most well-known for its many associations with Robert Burns, who lived here in the 1790's. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. Within this Centre there is a cinema and restaurant with lovely views over the River Nith. The Globe Inn, which also has association with Robert Burns offers a fine dining restaurant and whisky room.

Dumfries town centre itself has a wide variety of shops, restaurants, and the newly refurbished Cairndale Spa Hotel. There is also DG One Leisure Centre which has a swimming pool and badminton courts. Bannatynes Health Club has pilates and yoga classes all available to residents of the Dumfries area, with plenty of options to choose from. There is a curling and ice skating rink also within walking distance of the town centre.

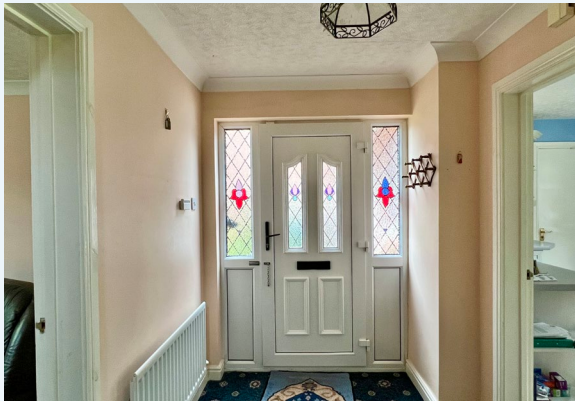
There are also a number of major supermarkets, schools, University Campus and a range of medical facilities, including the Dumfries & Galloway Royal Infirmary all within a few minutes' drive away. There are various golf courses situated on the outskirts of the town and a golf driving range situated a few miles out of the town itself. Mabie Forest biking and walking trail is only a short drive away for those looking for outdoor pursuits, with a café and hotel on site for food and refreshments.

There is a train station close by which runs to Glasgow/Edinburgh and also to the border towns of Gretna and onwards to Carlisle. You are also ideally placed for access to all major road links North and South.

ACCOMMODATION

HALL 3.32m x 1.92m

Accessed through a uPVC exterior door with obscure glazed panels to the upper part featuring decorative coloured glass and with obscure glazed panels with coloured glass to either side. Carpet. Radiator. Central heating thermostat control. Stairs to first floor.



SITTING ROOM 5.11m x 4.20m

A bright room with bay window and additional window. Flame-effect electric fire set over polished stone hearth with polished stone behind and wooden mantel over. Shelving to either side of fire. Two radiators. Carpet. Curtains.

DINING ROOM 3.07m x 2.91m

Fully glazed patio door with matching glazed side panel giving a lovely outlook over the rear garden to the woodland beyond. Radiator. Carpet. Curtains.

KITCHEN 3.70m x 3.07m

Front and rear facing windows. One and a half drainer sink with mixer tap beneath rear facing window. Fully fitted kitchen with built-in Belling single oven and grill, Candy four burner gas hob with cooker hood over. Space for fridge-freezer. Space and plumbing for washing machine. Vinyl floor. Roller blind.

DOWNSTAIRS W.C. 2m x 0.88m

W.C. and wash-hand basin. Radiator. Extractor fan. Vinyl floor. Mirror over wash-hand basin.

First Floor Accommodation

A carpeted stair leads to the first floor landing and benefits from natural light through a side facing window (roller blind).

LANDING

Airing Cupboard containing the factory insulated hot water cylinder and with slatted shelves over for airing.

ATTIC

A hatch over the first floor landing with integral loft ladder gives access to the loft, which has an area of boarding down the centre suitable for storage.

MASTER BEDROOM 3.67m x 3.20m

Rear facing window with lovely outlook through the trees to the golf course. Built-in wardrobes with hanging rail and shelf over. Radiator. Carpet. Curtains.

EN-SUITE 2.84m x 1.49m

The en-suite is split into two areas. The first contains a wash-hand basin set in vanity unit which has a light with shaver point and mirror over. There is a wide shelf and rear facing obscure glazed window with roller blind. The second area contains the W.C. and corner shower, fitted with a Mira Excel mixer shower. This area also has an obscure glazed window and is tiled to half-height. Extractor fan to this area. Radiators to each area, roller blinds to both windows, and carpet throughout.

BEDROOM 2 3.36m x 2.19m

Front facing window with open outlook down the cul-de-sac opposite. Radiator. Carpet. Curtains.

BEDROOM 3 3.27m x 2.96m

Front facing window. Radiator. Carpet. Curtains.

BATHROOM 2.30m x 1.98m

Bath with mixer tap incorporating hand-held shower unit. W.C. and wash-hand basin set into a vanity unit providing storage. Obscure glazed window. Radiator. Extractor fan. Vinyl floor. Roller blind. Mirror and light with shaver point over wash-hand basin.

OUTSIDE

INTEGRAL GARAGE 5.21m x 2.77m

Concrete floor. Breeze-block walls. "Up and Over" door to provide vehicular access from the front. There is also a door giving access from the kitchen and a further door at the rear of the garage giving access directly to the rear garden. Gas central heating boiler. Shelving and hooks to walls. Electric light and power.

GARDEN

A herring bone block paved drive leads to the integral garage and provides ample additional space for off-road parking. Most of the front garden is laid to grass with well-established plants, particularly heathers. To the right-hand side of the drive is a gravelled and paved area leading to the front door of the house. To the left of the drive a paved path leads through a gate to the rear garden.

The rear garden is mainly laid to grass with a paved patio area immediately outside the full-height glazed door from the dining room. There are well-established bedding areas round the edge of the garden. The rear garden is fully enclosed with fencing. Rotary clothes dryer.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

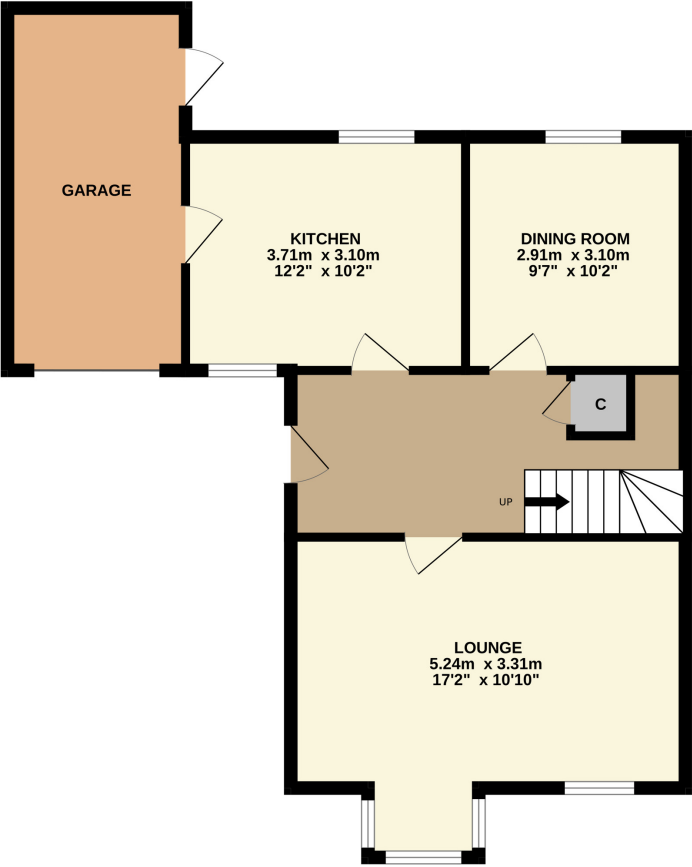
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

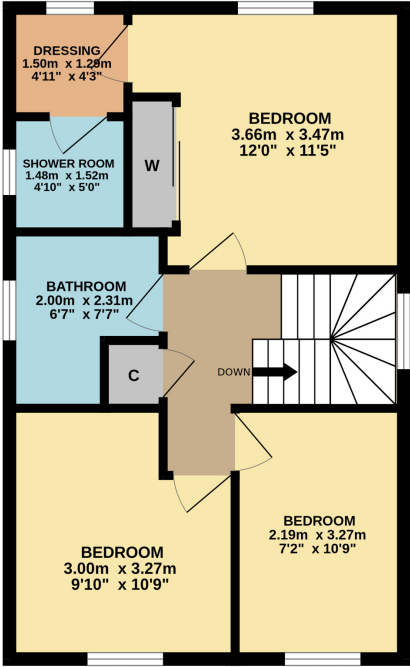
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/LOVEV01-04

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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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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