



39 Mossdale, Heathhall, Dumfries, DG1 3RG

Offers over £170,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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A well-presented two-bedroom semi-detached bungalow situated in a popular residential area of Heathhall, Dumfries. The property offers comfortable living, with a private garden, driveway and garage providing excellent outdoor space and parking.

39 Mossdale, Heathhall is an ideal home for those seeking a peaceful setting with convenient access to local amenities and transport links and benefits from extended accommodation.

ENTRANCE HALLWAY- 3.39M X 1.26M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, attic/ loft hatch, doors to bedrooms, living room, shower room & kitchen.

LIVING ROOM- 3.92M X 3.83M

Fitted carpet, window to front with vertical blinds, curtains & pole. Central heating radiator with thermostat, feature electric fireplace with stone mantle and hearth.

BEDROOM 1 – 3.42M X 3.18M

Ceiling light with shade, fitted carpet, window to front with vertical blinds, curtains & pole, central heating radiator with thermostat. Fully fitted wardrobes with mirrors.

BEDROOM 2- 3.37M X 2.64M

LED ceiling light, fitted carpet, window to rear with vertical blinds, curtains & pole. Fully fitted wardrobes with ample storage and side bed fitted cupboards. Central heating radiator with thermostat.



SHOWER ROOM- 1.57M X 1.89M

Ceiling light, laminate flooring, window to rear with curtain, WC and wash hand basin, walk in shower with decorative glass screen. Central heating radiator with thermostat.

KITCHEN- 4.96M X 3.72M

LED ceiling spotlight, vinyl flooring, attic/ loft hatch, window to rear with vertical blinds, integrated fridge freezer, oven & hob with extractor fan, range of shaker style wall and base units with wood effect worktop, space for washing machine, stainless steel sink with drainer and mixer tap. Open plan into dining room.

DINING ROOM- 3.29M X 2.58M

Wall lights, fitted carpet, patio doors to garden with horizontal blinds, central heating radiator with thermostat.

GARDEN

Enclosed garden with patio area. Green house & garden shed, well stocked flower beds & outdoor tap.

Small lawn area to front with wall enclosed garden area



NOTES

Driveway

Garage

Double glazing

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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