



8, Herries Avenue
Dumfries
DG1 3QW
Offers in the region of £175,000



 **01387 739000**
 **info@jhslaw.co.uk**

8, Herries Avenue, Dumfries, DG1 3QW

PROPERTY SUMMARY

Located in a peaceful area of Heathhall, Dumfries, this well-presented semi-detached bungalow would make a wonderful family home or is ideal for those seeking single storey living.

The accommodation has been recently renovated and comprises hall, lounge, modern kitchen, three bedrooms and a bathroom. The property is bright, airy and in walk in condition.

Externally, the home enjoys excellent outdoor space with a front garden, a private south-facing rear garden, and off-street parking to the side.

Additional benefits include gas central heating and double glazing throughout.

EPC: C.

- ***Peaceful Location***
- ***South-facing Rear Garden***
- ***Close to Local Amenities***
- ***Recently Renovated***
- ***Flexible Accommodation***
- ***Bright and Modern Decoration***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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DG1 2NS



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Property Description

A wonderful semi-detached bungalow situated in a quiet location within the popular area of Heathhall, Dumfries.

This three-bedroom property offers flexible living space to suit a variety of buyers. It has been recently renovated, including the installation of a new kitchen and boiler as well as a partial bathroom upgrade. The accommodation comprises hall, lounge, kitchen, three bedrooms and a bathroom.

The property is bright, modern and welcoming throughout, making it ideal for buyers looking for a home that is ready to move straight into.

Outside, there are generous garden areas to the front and rear, along with off-street parking to the side. The south-facing rear garden is private and peaceful, allowing you to enjoy outdoor living with sunshine throughout the day. It also features a patio area and garden shed. The property is not overlooked, and the front of the house enjoys views over a grassed area and the surrounding countryside.

The property is conveniently located and is within walking distance of Heathhall Primary School and the local convenience store. The soon to open new Dumfries High School is the nearest secondary school. Additional amenities such as supermarkets, retail parks, Heathhall Garden Centre, veterinary practices and a fuel station are all within easy reach. Dumfries town centre is approximately a ten-minute drive away.

This property would make a fantastic family home or equally suit buyers looking for comfortable single-storey living.



Hall

A tiled entrance leads into a bright and welcoming hallway which features two built-in storage cupboards, ideal for convenience.

Lounge

15'5" x 12'1" (or thereby)

The lounge benefits from a large window looking out over the front of the property which allows for lots of natural light and provides a comfortable and airy living space. There is a recently installed wood burning stove.

Kitchen

12'9" x 9'2" (or thereby)

Fully equipped with a newly fitted shaker-style kitchen, this modern kitchen benefits from base units, shelving, a stainless steel sink and drainer and two built in storage areas, one of which houses the boiler. There is also a door which leads out onto the garden.

Bedroom One

11'1" x 11'1" (or thereby)

A well proportioned double bedroom with window to the front of the property.

Bedroom Two

11'9" x 9'10" (or thereby)

Another spacious double, this bedroom features sliding patio doors which lead out onto a lean-to, providing lots of natural light and connection to the outside. It could also be used as a second area/ garden room or dining room, if desired.





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Bedroom Three

8'10" x 7'10" (or thereby)

Single bedroom with window to the side of the property.

Bathroom

9'6" x 6'6" (or thereby)

Newly installed WC and vanity unit with wash hand basin, as well as a bath.

Outside

There are generous garden areas with this property, including a front garden laid to grass, a side drive providing off-street parking and a large rear garden featuring a paved patio, grass area, plantings and a garden shed. The boundaries have partially new fencing and shrubbery, providing plenty of privacy.

Viewing

By arrangement with the Selling Agents.



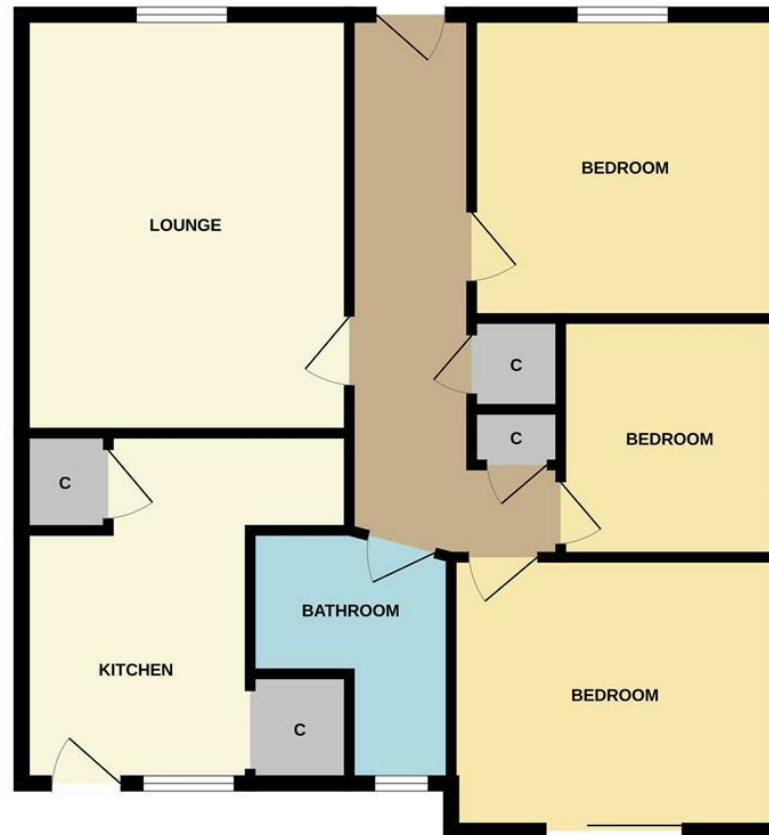


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GROUND FLOOR



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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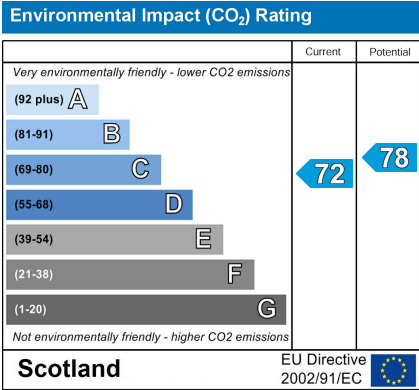
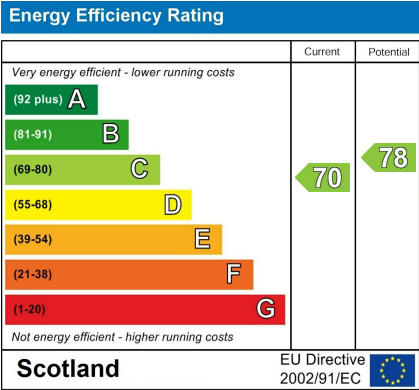


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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Semi Detached	Freehold	D	C	C



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.





@JHS LAW



@johnhendersonandsons



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