



UNDER OFFER

9, Twiname Way

Dumfries

DG1 3ST

Offers in the region of £170,000



 **01387 739000**

 **info@jhslaw.co.uk**

9, Twiname Way, Dumfries, DG1 3ST

PROPERTY SUMMARY

Situated in the popular residential area of Heathhall, this detached bungalow offers both comfortable internal accommodation and attractive outdoor space.

The accommodation comprises an entrance vestibule, lounge, kitchen, two double bedrooms and a shower room.

Externally, the property benefits from a garage, tarred driveway/off-street parking and well-maintained gardens.

Ideally suited to first-time buyers, young families and downsizers, this is an excellent opportunity to acquire a well-proportioned home in a convenient and sought-after location.

EPC = D.

- ***CHAIN-FREE Detached Bungalow***
- ***Two Bedrooms***
- ***Garage & Driveway/Off-Street Parking***
- ***Generous, Well-Maintained Gardens***
- ***Centrally Situated In Heathhall, Dumfries***
- ***Ideally Suited To Those Seeking Single-Storey Accommodation***

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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Property Description

This CHAIN-FREE detached bungalow is centrally located within the popular residential area of Heathhall, Dumfries.

The property benefits from well proportioned rooms in a well-maintained plot, providing lots of potential to create a home suited to a wide variety of owners. The accommodation comprises an entrance vestibule, a lounge, kitchen, two double bedrooms and a shower room.

Externally, the property benefits from gardens to both the front and rear, with a garage and tarred driveway providing convenient off-street parking. Both the front and rear gardens feature lawns, creating enjoyable outdoor spaces for relaxing and gardening.

Ideally positioned for everyday convenience, the property is within easy walking distance of Heathhall Primary School and the local convenience stores. Dumfries High School is the nearest secondary school, while a variety of amenities including supermarkets, retail parks, Heathhall Garden Centre, veterinary practices and a fuel station are all close at hand. Dumfries town centre is located approximately ten minutes away by car, with bus routes in the immediate vicinity of the property.

This property would suit a variety of buyers including first-time buyers and/or downsizers or anyone seeking single-storey accommodation.



Entrance Vestibule

4'11" x 3'3" or thereby

Access into the property is directly into the Entrance Vestibule, leading into the Lounge.

Lounge

15'5" x 17'0" or thereby

Located to the front of the property, the Lounge benefits from an electric fire with decorative surround and hearth, and features an attractive bay window area.

Hallway

With two built-in storage cupboards.

Kitchen

9'10" x 7'10" or thereby

Comprising a generous range of fitted base and wall units and complementary work surfaces, with an integrated stainless steel sink and drainer unit. Further spaces are available for various other free-standing white goods.

Bedroom One

9'2" x 10'9" or thereby

A well-proportioned double room with built-in mirrored wardrobes.

Bedroom Two

8'10" x 8'2" or thereby

A second double bedroom.





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Shower Room

5'10" x 5'10" or thereby

The contemporary shower room consists of a shower enclosure with electric shower unit, wash hand basin with useful vanity unit, and WC.

Outside

The property benefits from a garage with electrically-operated roller shutter vehicular door, and generous tarred driveway/off-street parking. The well-maintained front and rear gardens are mainly laid to lawn with gravel pathways and borders, and there is also a timber garden shed within the rear garden area.

EPC = D

Viewing Arrangements

Please contact JHS LAW on (01387) 739000 to arrange a viewing.



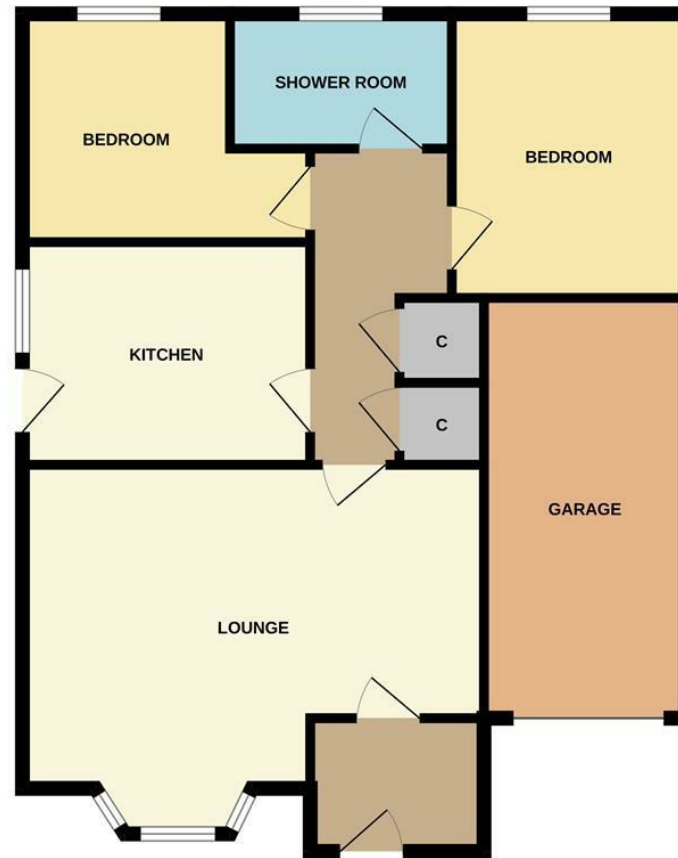


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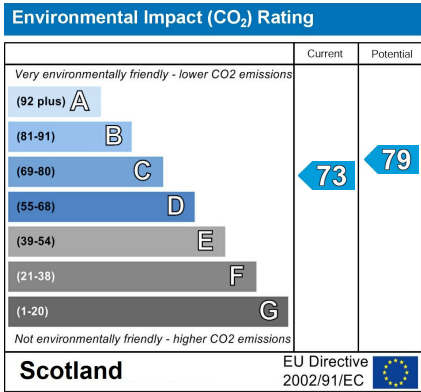
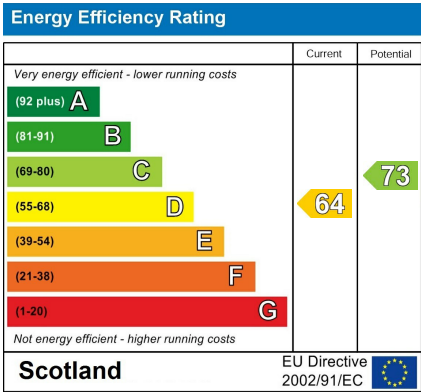
GROUND FLOOR



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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Dumfries
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	D	D	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.

