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Barnett Road

Heathhall, Dumfries, DG1 3RU

Offers Over £140,000



- Two double bedrooms
- Beautifully presented throughout
- Excellent built-in storage
- Low-maintenance rear garden
- Popular Heathhall location

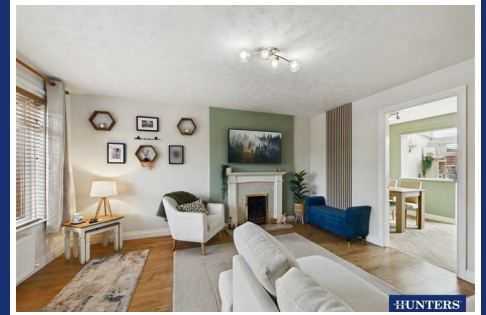
- Ideal first-time buyer home
- Contemporary kitchen with dining space
- Bright rear sunroom
- Front and rear parking
- EPC Rating: D | Council Tax Band: B

Tel: 01387 245898

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Hunters Dumfries is pleased to present to the market this beautifully presented two-bedroom mid-terraced home, situated within the popular residential area of Heathhall.

Presented in genuine walk-in condition, the property offers bright, contemporary accommodation throughout and represents an excellent opportunity for first-time buyers. The ground floor comprises a welcoming entrance porch, an attractive lounge with decorative gas fire, a modern fitted kitchen with integrated cooking appliances and ample space for dining, together with a useful rear porch providing additional versatile space.

Upstairs are two well-proportioned double bedrooms, both benefiting from excellent built-in storage, alongside a well-equipped family bathroom. Further storage is available within the partially floored loft.

Externally, the property continues to impress with an attractive and well-maintained front garden, driveway parking for approximately two vehicles and a generous, low-maintenance rear garden incorporating a raised seating area. Gated access leads to an additional dedicated parking area to the rear, suitable for approximately two further vehicles.

Heathhall is a popular and well-established residential area approximately three miles from Dumfries town centre, offering local shops, amenities and primary schooling. Regular bus connections provide convenient access to Dumfries, including its wider range of shops, leisure facilities and secondary schools.

Viewings strictly by appointment only. To book a viewing, call Hunters Dumfries on 01387 245898 or email dumfries@hunters.com.

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Entrance Porch

The property is entered into a small and welcoming entrance porch, providing a practical area for the storage of coats, jackets and footwear. Laminate flooring continues seamlessly from the porch into the lounge.

Lounge

A bright and beautifully presented living room with a large window to the front allowing plentiful natural light into the space. The room features laminate flooring and a decorative gas fire inset within an attractive surround, creating a focal point within the room.

An open staircase leads to the first-floor accommodation, while ceiling spotlights complete the contemporary finish. The lounge is exceptionally well decorated and presented, immediately demonstrating the walk-in condition found throughout the home.

Kitchen/Dining Room

A modern galley-style kitchen fitted with a good selection of wall and base storage units complemented by white tiled splashbacks.

Integrated appliances include a stainless-steel gas hob and electric oven, with a stainless-steel extractor positioned above. There is also a single stainless-steel sink and drainer and space for a washing machine.

The kitchen is finished with lino flooring and provides ample room for dining, currently accommodating a table and four chairs. An open-plan aspect leads directly into the rear porch.

Sun Room

A particularly useful addition to the ground-floor accommodation, providing valuable additional space suitable for storage and a variety of everyday uses.

The porch benefits from a glazed roof together with windows positioned to either side of the rear door, allowing an abundance of natural light into the space. Lino flooring continues through from the kitchen, with the rear door providing direct access to the garden.

First Floor Landing

The open staircase rises to a spacious first-floor landing providing access to both double bedrooms and the family bathroom.

The central-heating thermostat is positioned at the lower section of the staircase. The landing also provides access to the loft, which is partially floored to provide useful additional storage.

The first-floor accommodation is carpeted and continues the excellent standard of decoration and presentation found throughout the property.

Bedroom One

A generous double bedroom positioned to the front of the property, with a large front-facing window providing plentiful natural light.

Excellent storage is provided by a walk-in cupboard incorporating hanging and shelving space. A further cupboard houses the combi boiler while also providing additional hanging and shelving storage.

The bedroom is carpeted, well proportioned and beautifully presented in keeping with the contemporary finish of the rest of the home.

Bedroom Two

A further well-proportioned double bedroom positioned to the rear of

the property, with a rear-facing window providing natural light.

The bedroom benefits from a double built-in wardrobe providing hanging and shelving space, together with an additional recessed area suitable for further storage.

Carpeted and exceptionally well presented, this is another comfortable double bedroom offering particularly good storage.

Bathroom

A well-equipped family bathroom comprising a bath with electric shower over, pedestal wash hand basin and low-level WC.

The bathroom features lino flooring, wall and ceiling panelling, a chrome heated towel rail and a ceiling-mounted extractor. A window to the rear provides additional natural light and ventilation.

Front Garden

An exceptionally neat and attractive front garden creating a welcoming first impression. Flower borders sit alongside the pathway leading towards the property, while a raised planter beneath the front window, together with established shrubs and decorative planting, adds further colour and character. The garden is enclosed by fencing and has been maintained and presented to an excellent standard.

Driveway

A private driveway providing off-street parking for approximately two vehicles. The parking area incorporates paving slabs surrounded by loose gravel, with a pathway providing direct access to the front entrance.

Rear Garden

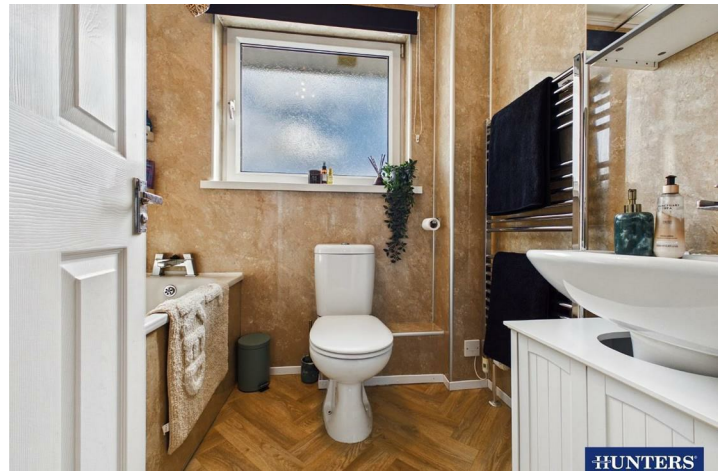
A generous and exceptionally low-maintenance rear garden, predominantly finished with loose stone and incorporating a pathway leading through towards the rear of the property. A raised decked area with artificial lawn covering provides an attractive defined space for outdoor seating and entertaining. An outside water tap and gas meter are also positioned to the rear of the property.

Rear Parking Area

Gated access from the rear garden leads to a dedicated parking area providing additional off-street parking for approximately two vehicles. The area also provides practical space for the storage of wheelie bins. Combined with the driveway to the front, this gives the property an impressive level of private parking for a two-bedroom terraced home.

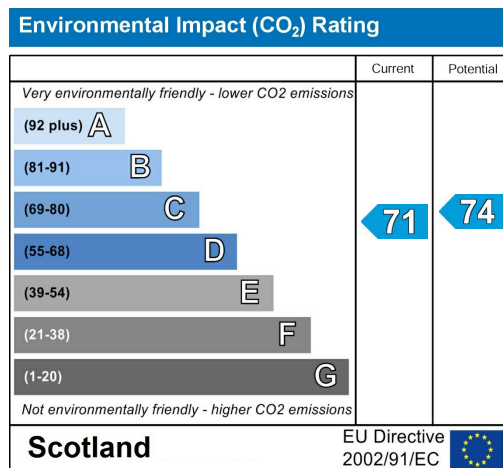
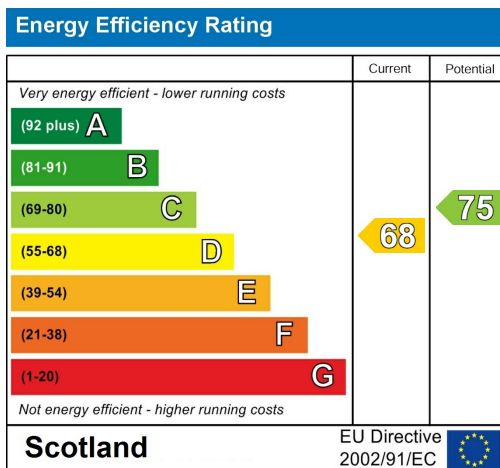
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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