



24 St Blanes Road, Heathhall, Dumfries, DG1 3RH

Offers over £155,000



24 St Blanes Road is a well proportioned two bedroom semi detached bungalow set within a quiet established residential area of Heathhall Dumfries. This property benefits from a spacious living area, enclosed back garden and a private driveway providing convenient off-street parking.

This is an ideal purchase for first time buyers, downsizers or potential investors.

ENTRANCE HALLWAY- 4.59M X 1.12M

Ceiling light with shade, vinyl flooring, central heating radiator with thermostat, fitted coat hooks, doors to bedrooms 1 & 2, living room, bathroom & kitchen. Access to attic with hatch & pull-down ladders.

LIVING ROOM- 4.52M X 3.96M

Ceiling light with shade, large window to front with vertical blinds, curtains & pole. Fitted carpet, gas fireplace with wooden mantle and stone hearth.

SHOWER ROOM- 1.87M X 1.55M

LED ceiling spotlights, glazed window to rear, tiled flooring, WC & wash hand basin. Marble effect respatex, walk in shower with accessible handrails & shower curtain.

BEDROOM 1 - 3.44M X 3.18M

Ceiling light with shade, window to front with vertical blinds, curtain & pole. Fitted carpet, central heating radiator with thermostat, fitted mirrored wardrobe with sliding door.

BEDROOM 2- 3.23M X 3.21M

Ceiling light with shade, window to rear with vertical blinds, curtains & pole, fitted carpet & central heating radiator with thermostat.



KITCHEN- 2.77M X 3.08M

Ceiling light, fitted cooker, white wall & base units with complimentary marble effect worktop. Stainless steel sink with drainer & mixer tap, tiled flooring, open plan leading to dining room.

DINING ROOM- 2.96M X 2.95M

Ceiling fan, windows to rear and side with curtains & curtain pole, fitted carpet, central heating radiator with thermostat, sliding door out to garden with curtains & pole.

GARDEN

Private enclosed garden with fencing, patio and lawn area with paved slabs and shrubs and greenhouse. Garage shed with tool station, shelved storage and overall additional storage.

NOTES

UPVC windows

Private driveway with off street parking



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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