



12, Burnt Firs Place
Dumfries
DG1 3RW
Offers in the region of £140,000



 01387 739000
 info@jhslaw.co.uk

12, Burnt Firs Place, Dumfries, DG1 3RW

PROPERTY SUMMARY

Situated in the popular residential area of Heathhall, this semi-detached bungalow offers comfortable accommodation throughout.

While in need of a degree of modernisation, the property benefits from well proportioned rooms and a good sized plot, providing lots of potential to create a home which suits the individual buyers' needs. The accommodation comprises an entrance hall, living room, kitchen, two double bedrooms and a shower room.

Externally, the property benefits from gardens to the front and rear and a side driveway, with a detached garage.

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 Semi-Detached Bungalow***
- ***Two Double Bedrooms***
- ***Cul-De-Sac Location In The Popular Area Of Heathhall, Dumfries***
- ***Driveway/Off-Street Parking & Garage***
- ***Ideally Suited To First-Time Buyers/Downsizers***

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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JHS LAW
8 Bank Street, Dumfries
DG1 2NS



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Property Description

This semi-detached bungalow is located within a cul-de-sac in the popular residential area of Heathhall, Dumfries.

While in need of a degree of modernisation, the property benefits from well proportioned rooms and a good sized plot, providing lots of potential to create a home which suits the individual buyers' needs. The accommodation comprises an entrance hall, living room, kitchen, two double bedrooms and a shower room.

Externally, the property benefits from gardens to both the front and rear, with a detached garage and block-paved driveway providing convenient off-street parking. The enclosed rear garden provides an enjoyable outdoor space for relaxing and gardening.

Ideally positioned for everyday convenience, the property is within easy walking distance of Heathhall Primary School and the local convenience store. 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 regular bus services available from the immediate vicinity of the property.

This property would suit a variety of buyers including families, downsizers or anyone looking to put their own stamp on a property.

EPC = D



Entrance Hall

Access into the property is directly into the Entrance Hall.

Living Room

12'9" x 11'9" (or thereby)

The living room features a gas fire with decorative surround and hearth.

Kitchen

10'5" x 9'2" (or thereby)

Comprising a generous range of fitted base and wall units and complementary work surfaces, with a free-standing cooker, stainless steel sink and drainer unit, and spaces for various other white goods. A built-in cupboard within the kitchen houses the boiler unit.

Shower Room

6'6" x 5'6" (or thereby)

Consisting of a shower enclosure with electric shower unit, a free-standing wash hand basin and WC.

Bedroom One

10'5" x 11'1" (or thereby)

Bedroom One is a double bedroom located to the front of the property.

Bedroom Two

10'5" x 11'1" (or thereby)

A second double bedroom with built-in wardrobe.

Outside

The property benefits from a driveway/off-street parking to the side of the property, providing access to a detached garage. The front garden is mainly laid to lawn, whilst the fully enclosed rear garden provides a safe environment for both children and pets to play, combining gravel hardstandings and slabbed patios with planting beds.

EPC = D

Viewing Arrangements

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



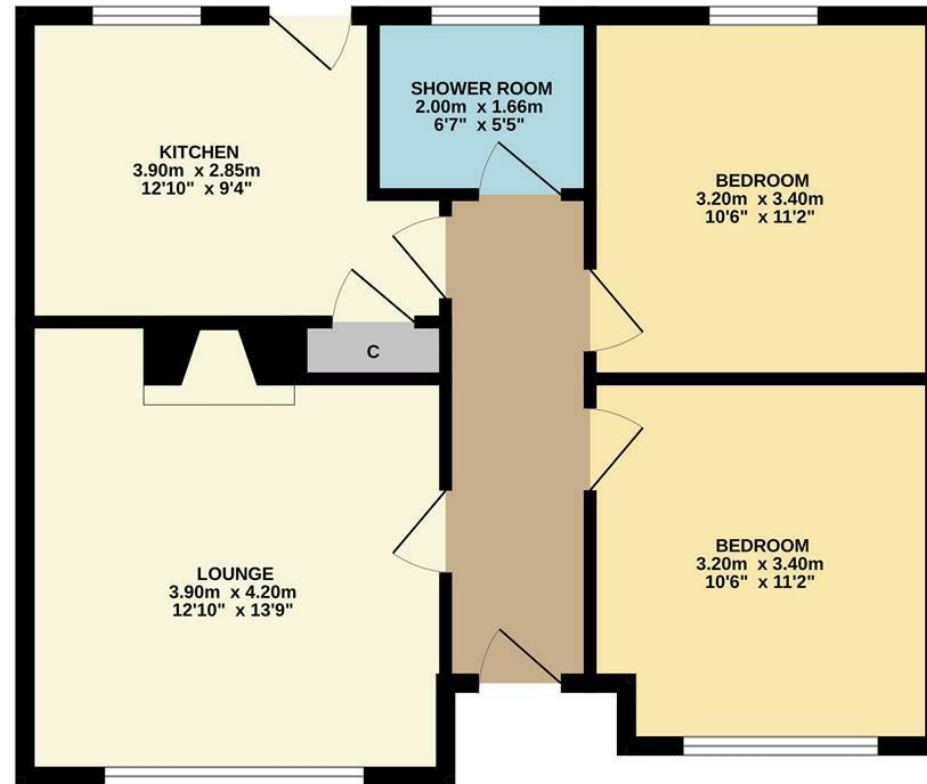


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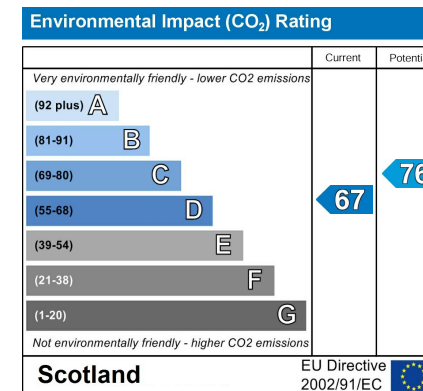
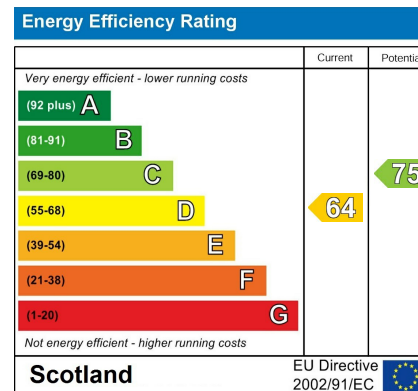
GROUND FLOOR



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



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.

