



20 A Baxter Court, Heathhall, Dumfries, DG1 3RY

Offers over £210,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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We are delighted to welcome to the market 20A Baxter Court a unique detached villa situated in Heathhall presented to the market in walk in condition with off road parking, garage and large gardens the property must be viewed to be appreciated.

Offering spacious accommodation and benefitting from a utility room and downstairs shower room Baxter Court is well placed for nearby schools, local amenities and transport links to Dumfries Town Centre.

#### *ENTRANCE HALLWAY-*

Ceiling light with shade, coving, bamboo wooden flooring, central heating radiator with thermostat.

*UPPER LANDING-* Ceiling light with shade, coving, fitted carpet, window to side with vertical blinds, doors to bathroom & bedrooms 1,2 & 3.

#### *BATHROOM- 1.33M X 1.91M*

Ceiling light, porcelain tiled flooring, WC and wash hand basin, window to rear with horizontal blinds, bath with overhead shower, glass screen and extractor fan.

#### *BEDROOM 1 - 3.30M X 3.34M*

Ceiling light with shade, coving, fitted carpet, fitted mirrored wardrobe with sliding doors, window to front with vertical blinds, curtain and pole. Central heating radiator with thermostat. Providing lots of hanging & storage space.



### *BEDROOM 2- 3.19M X 3.37M*

Ceiling light with shade, coving, fitted carpet, window to rear with vertical blinds, curtains and pole. Fitted mirrored wardrobe with sliding doors, central heating radiator with thermostat. Providing lots of hanging & storage space.



### *BEDROOM 3- 2.12M X 2.14M*

Ceiling light, coving, laminate flooring, central heating radiator with thermostat, window to front with vertical blinds, curtains and pole. Built in, storage cupboard with shelving & hanging space.



### *LIVING ROOM- 3.45M X 4.41M*

Fitted wall lights, coving, fitted carpet, central heating radiator with thermostat, window to front with vertical blinds, curtains and pole. Electric fire with stone hearth and wooden mantle. Open plan through to dining room.

### *DINING ROOM- 3.72M X 2.29M*

Ceiling light with shade, fitted carpet, window to rear with vertical blinds, curtains and pole, door to kitchen. Central heating radiator with thermostat.

### *KITCHEN- 3.24M X 3.13M*

LED ceiling spotlights, porcelain tiled floors, window to rear with vertical blinds, oak wall and base units, composite sink with drainer and mixer tap, integrated oven, hob and fitted extractor fan. Undercounter fridge, Integrated storage cupboard housing Fusebox. Central heating radiator with thermostat, door to utility and shower room.



### UTILITY- 3.21M X 1.44M

Ceiling light, porcelain floor tiles, space for undercounter washing machine/ tumble dryer. Door to shower room. Back door exiting out into the garden.

### SHOWER ROOM- 2.93M X 0.82M

Ceiling light, porcelain floor tiles , window to side with vertical blinds, walk in shower with glass screen, WC and wash hand basin. Central heating radiator with thermostat.

### GARDEN

Enclosed garden with conifers and fencing, large lawn with clothes poles and lines, patio area to side with rotary washing line. Garden shed & drying green.

### NOTES

Garage

Private driveway

Gas central heating

Double glazing



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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