



**A B & A
Matthews**

**76 Auchenkeld Avenue, Heathhall
Dumfries
DG1 3QY**

Offers in the region of £165,000

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

KEY FEATURES:

- **Semi-detached property**
- **Two bedrooms plus box room**
- **Located in the popular town of Dumfries**
- **Off-road parking**
- **Gas-fired central heating**



Dumfries is a historic market town in the south-west of Scotland, situated on the banks of the River Nith. Known as the “Queen of the South”, it offers a blend of rich history, attractive countryside, and a welcoming community atmosphere. The town features a range of traditional sandstone buildings, independent shops, cafés, and cultural attractions, while also providing excellent access to the scenic coastline and rolling landscapes of Dumfries and Galloway.

Dumfries has strong links to Scotland’s national poet, Robert Burns, who spent his final years in the town, and it remains an important cultural centre for the region. With a variety of schools, leisure facilities, and transport connections, Dumfries is a popular location for both families and retirees seeking a balance of town amenities and rural surroundings.

GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.53m x 1.22m

UPVC entrance door with ornate glass panel. Stairs leading to first floor accommodation. Glazed hardwood door gives access to the lounge.

Lounge – 4.47m x 3.90m

The lounge is a bright and welcoming room featuring a north-facing window overlooking the front garden, allowing for pleasant natural light throughout the day. A feature fireplace with an inset gas coal-effect fire creates an attractive focal point, adding warmth and character to the space. A built-in storage cupboard provides useful additional storage. The room is finished with practical laminate flooring and benefits from two radiators, ensuring comfort and efficient heating.



Kitchen – 4.87m x 2.55m

The kitchen is modern and well fitted, offering a good range of wall and floor units with ample worktop space, tiled splashbacks, and a composite sink. Integrated appliances include an electric hob with extractor fan above and an eye-level oven. There is space and plumbing for a washing machine, along with a radiator.



Conservatory – 3.80m x 3.30m

The conservatory is glazed on two sides, creating a bright and airy space, with sliding doors opening onto the garden grounds, making it an ideal space for relaxing or entertaining.



FIRST FLOOR ACCOMMODATION

Bedroom 1 – 3.11m x 2.74m

North facing window overlooking the front garden. Radiator.

Bedroom 2 – 3.93m x 2.98m

South facing window. Radiator.



Box Room – 2.22m x 2.04m

North facing window. Built-in shelved cupboard housing boiler. Radiator.

Bathroom – 2.56m x 1.60m

Fully fitted with wet wall panelling and comprises a white suite including back to wall toilet, counter-top sink with storage cupboard below and walk-in shower cubicle with electric shower. Radiator.



Garden

The front garden is mainly laid to lawn for ease of maintenance, with a driveway providing off-road parking. The rear garden is predominantly hard landscaped and complemented by attractive flower borders.

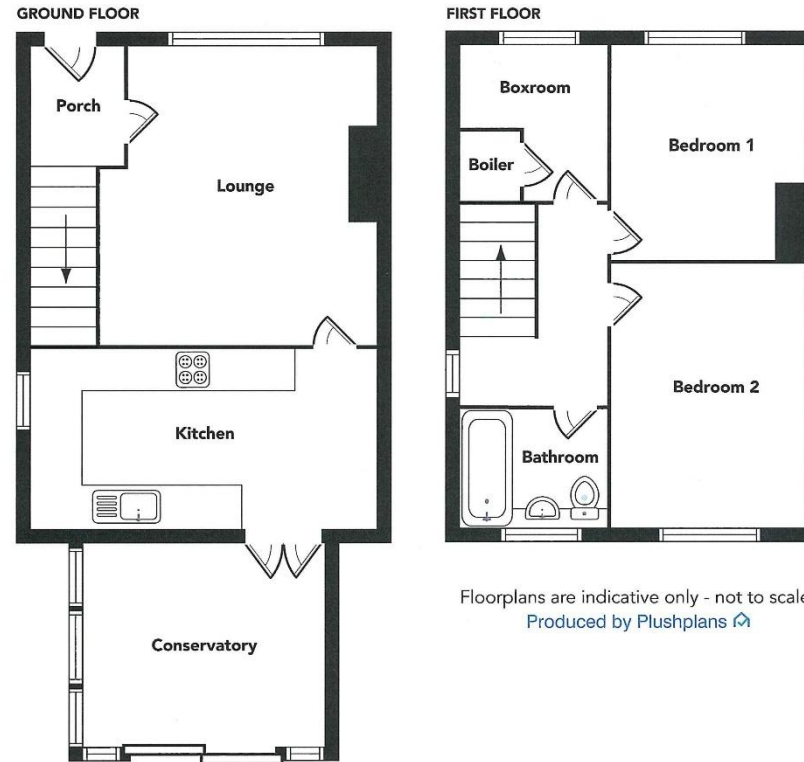
SERVICES

Mains supply of water, gas and electricity. The property is connected to the mains drainage system.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.





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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.