



**POLLOCK & MCLEAN**



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**4 ARGYLL DRIVE, HEATHHALL,  
DUMFRIES, DG1 3SU**



Beautifully presented 4 bedroom detached bungalow in desirable residential area of Dumfries within easy distance to local shops, schools and other amenities. Accommodation consists of: Living Room, Dining Kitchen, 4 Bedrooms (1 En-Suite), Bathroom, Double Glazing, Gas Fired Central Heating, Garage, Garden.

**GUIDE PRICE £182,000**

## VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

### THE ACCOMMODATION COMPRISES:-

#### Entrance Hallway

UPVC door with decorative frosted glazed panels to the main hallway. Two central heating radiators. Fitted carpet. 3 x 13 amp power points. Hatchway to the loft which is fully insulated and partially floored. Door to dining kitchen.

#### Dining Kitchen

**18' 2" X 10' 3"**

Large spacious dining kitchen with modern work tops, base units and wall cupboards. Integrated four burner hob with cooker hood above. Integrated eye level oven and grill and dishwasher. Plumbed for washing machine. Single drainer sink unit. Double glazed windows to the front with fitted vertical blinds and glazed panelled double doors to the living room. Solid Oak flooring. Central heating radiator. Cornicing. 12 x 13 amp power points.



#### Living Room

**15' 8" X 10' 4"**

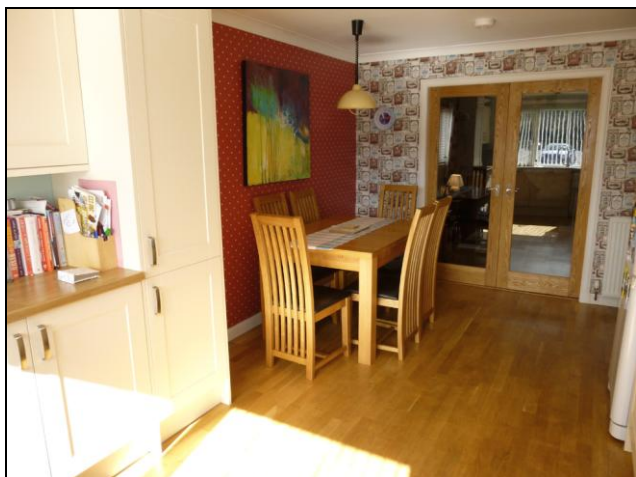
Double glazed windows with fitted horizontal blinds. Central heating radiator. Solid Oak flooring. TV aerial point. Telephone point. 8 x 13 amp power points. Glazed door to the main hallway.



#### Bedroom 1 (En-Suite)

**14' 10" X 8' 10" (At widest points)**

Measurements include the en-suite but not the deep set wardrobes with hanging and shelving space which run almost the length of the room. Double glazed double doors. 10 x 13 amp power points. TV aerial point. Central heating radiator. Fitted carpet.



### En-Suite Shower Room

5' 9" X 5' 9"

Corner shower cubicle with mains shower and laminate surround. WC and wash hand basin. Heated towel rail. Double glazed frosted glass window. Tile effect laminate flooring. Fitted bathroom cabinet.



### Bathroom

6' 7" X 6' 3" (At widest points)

Bath with Mira Sports electric shower unit above, WC and wash hand basin. Tile effect vinyl flooring. Central heating radiator. Raised double glazed frosted glass window. Fitted bathroom cabinet.



### Bedroom 2

14' 10" X 8' 5" (At Widest points)

Currently used as a lounge. Double glazed windows with fitted vertical blinds. Central heating radiator. Fitted carpet. TV aerial point. 6 x 13 amp power points.



### Bedroom 3

11' 9" X 7' 10"

Double glazed windows with fitted vertical blinds to the front. Central heating radiator. Double fitted wardrobe with hanging and shelving space. Shelved storage cupboard. 5 x 13 amp power points. TV aerial point.



### Bedroom 4

8' 5" X 6' 4"

Fitted double wardrobe with hanging and shelving space. Fitted carpet. Central heating radiator. Double glazed Velux skylight window. 6 x 13 amp power points.



**Garage**  
**16' 8" X 9'**

Up and over door. Electric strip light. Concrete flooring. The boiler and hot water tank are housed here.

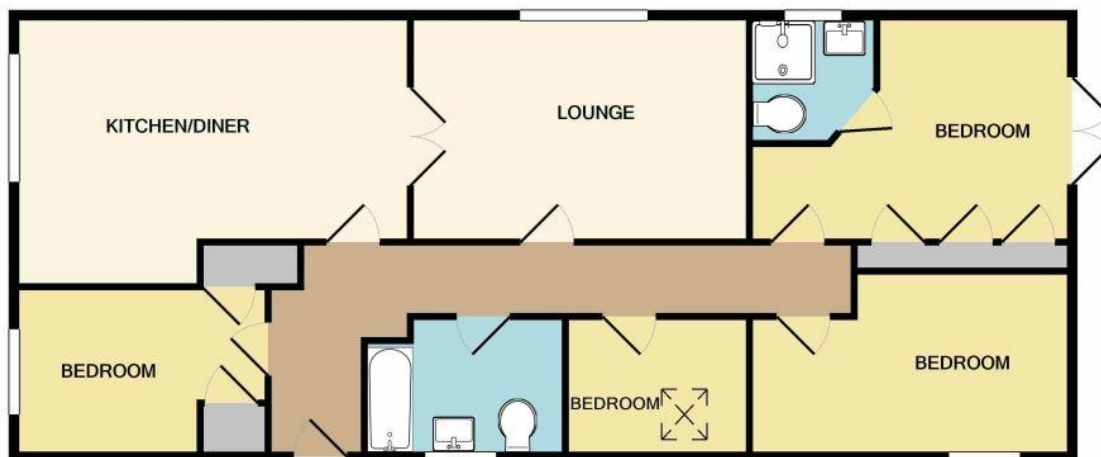
**Outside**

The front garden has been laid principally in gravel for ease of maintenance. A paved driveway leads to the garage with paved pathway leading to the rear of the property. To the rear the garden has block paved patio area and is laid principally in red chips with borders of mature plants and shrubs.



**Notes**

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG1 3SU  
Council Tax Band D  
EPC= C
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



This plan is not to scale and is intended for general illustrative purposes only.

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