

10 Mossdale, Heathhall,
Dumfries, DG1 3RQ

Offers Around £140,000



‘Reduced Price’

Superb detached two bedroom bungalow, sitting on a corner plot, in a quiet cul-de-sac in residential area on the outskirts of Dumfries. The property is close to local amenities and a short drive for larger amenities such as, DGRI Hospital and the A75 North and South. Benefits from, gardens, off street parking, garage, double glazing. Heathhall has its own primary school, nursery and convenience shops all within easy walking distance of the property. Dumfries town centre is around 3 miles away from the property, and there are a number of bus stops within the area giving easy access to the town centre.

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Measurements (all approx.)

Living Room – 4.85m x 3.50m
Bedroom 1 – 3.34m x 3.34m

Kitchen – 3.78m x 3.37m
Bedroom 2 – 3.88m x 3.24m

Bathroom – 2.12m x 1.65m



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. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hallway with doors to living room, kitchen, 2 bedrooms and bathroom. Loft hatch. Cupboard with shelves.
- Spacious and bright living room and with window to front and side. Electric fire with tiled hearth and mantel.
- Fitted kitchen with wall and base units, sink with right hand drainer. Window to side and door to rear.
- Bathroom with W. C., wash hand basin and bath with shower. Part tiled. Window to rear.
- Bedroom one which is a double with window to the front.
- Bedroom two is also a double with window to the rear. Built-in cupboard with shelves.
- Garage with up and over door. Window to rear.
- Good size wrap around garden on a corner plot with garden to the side and rear. Patio area. Lawn and various plants and shrubs.







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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