

15 Downs Place, Dumfries, DG1 3RF

Offers Over £125,000



Spacious semidetached three bedroom house in the popular residential area of Heathhall on the outskirts of Dumfries. Situated close to the A75 it is also well placed for commuting to Annan or Carlisle. The property is within walking distance of Heathhall Primary School, local convenience store, hairdresser and a range of other local amenities. Supermarkets are close by, and is also close to Dumfries town centre which benefits from a range of shops, restaurants and Post Office. Benefits from off-street parking, garage, double glazing, partial central heating and good sized garden.

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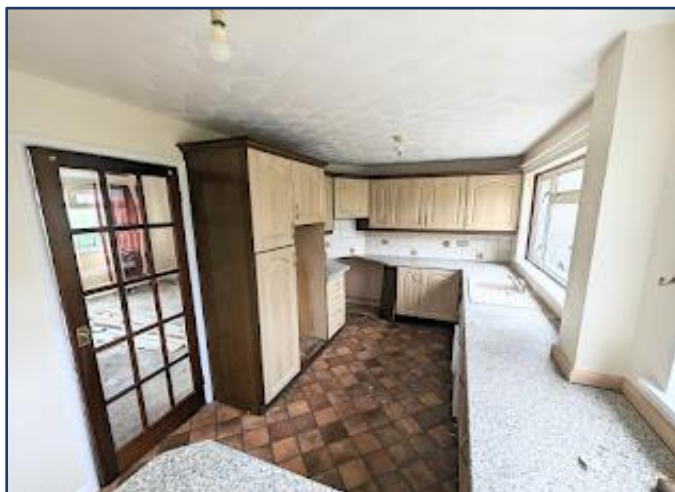


Measurements (all approx.)

Entrance Hall – 1.49m x 1.18m
Bathroom – 1.93m x 1.67m
Bedroom 3 – 2.49m x 2.04m

Living Room – 4.41m x 3.53m
Bedroom 1 – 3.66m x 2.87m

Kitchen – 4.84m x 2.56m
Bedroom 2 – 3.44m x 2.75m



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.



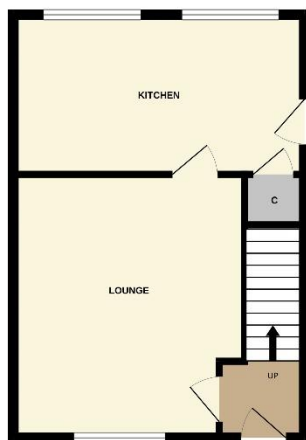
Accommodation comprises:

- Entrance hall with door to living room and stairs to first floor.
- Living room with window to the front. Gas fire with wooden mantel.
- Good size kitchen with wall and base units, Sink with mixer tap and right hand drainer. Breakfast bar. Two window to rear. Under stairs cupboard with coat hooks and shelves.
- Stairs to first floor. Window to side. Loft hatch with Ramsey ladder. Doors to bathroom and 3 bedrooms.
- Bathroom with bath with shower, W. C. and wash hand basin. Window to rear.
- Bedroom 1 is a double room with fitted wardrobes. Window to rear.
- Bedroom 2 double bedroom with window to front and cupboard with shelves.
- Bedroom 3 single bedroom with window front, built-in wardrobe with hanging rail and shelf.
- Garden to the front laid to lawn with driveway leading to garage. Rear garden is laid to stone chips with plants and shrubs. Shed. Outside tap.



GROUND FLOOR

1ST FLOOR



While 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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