

22 Macdonald Loaning, Heathhall, Dumfries, DG1 3RX

Offers Around £120,000



Beautifully presented and spacious 2 bedroom terraced house situated 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. Has off-street parking, garage, double glazing, gas central heating and gardens. Viewing is highly recommended.



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Measurements (all approx.)

Entrance vestibule – 1.18m x 1.06m
Conservatory – 3.55m x 1.62m
Bedroom 2 – 3.18m x 2.61m

Living Room – 4.38m x 4.80m
WC – 1.61m x 1.38m
Bathroom – 2.12m x 1.68m

Kitchen – 4.77m x 2.33m
Bedroom 1 – 3.77m
Garage – 5.23m x 2.83m



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 vestibule with coat hooks and door to living room.
- Spacious living room with window to the front, stairs to first floor and door to kitchen.
- Modern fitted kitchen/dining room with wall and base units. Sink with mixer tap and right hand drainer. Integrated electric oven and hob with extractor fan. Door to conservatory.
- Conservatory with wall and base units, windows and doors to the garden.
- W. C. with wash hand basin and window to rear.
- Stairs to first floor with handrail and banister. Loft hatch. Doors to two bedrooms and bathroom.
- Bedroom 1 is a double bedroom with window to front. One built-in cupboard housing Ideal boiler and further built-in cupboard with hanging rail and shelf.
- Bedroom 2 is also a double with window to rear. Two double door built-in wardrobes with hanging rails and shelf.
- Modern fitted bathroom with W. C., wash hand basin with mixer tap and under storage. Bath with shower. Part splashback and window to rear.
- Garden to the front laid to grass. The rear has off street parking and garage with electric door and door to rear. Patio area.



