



59 Wellington Avenue, Dumfries, DG1 3SD

Offers over £122,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Well-presented two bedroom semi – detached property in walk in condition.

The property is situated in the popular area of Heathhall which offers local amenities, Primary School and links to local transport to Dumfries Town Centre. The property would be ideal for a range of buyers.

The property comprises of Living room, kitchen, bathroom, 2 bedrooms, driveway and enclosed back garden.

ENTRANCE – 1.07M X 1.17M

Wooden front door to enter the property, fitted carpet, coat hangers, light fitting, opaque glass door leading to living room.



LIVING ROOM – 3.76M X 4.23M

Fitted carpet, radiator, fireplace, light fitting, window looking out to the front of the property, open stair case leading to the bedrooms.

KITCHEN – 3.73M X 2.34M

Laminate flooring, radiator, boiler, wall and base units, ample worksurfaces, integrated gas hob and electric cooker, plumbing for washing machine, space for fridge freezer, tiled splash back, window looking out to the back garden, wooden back door.

STAIRS/HALL 1.91M X 0.96

Fitted carpet, wooden banister leading up the staircase, thermostat, light fitting, radiator, attic hatch.

BATHROOM – 1.84M X 1.87M

Bathroom suite comprising of WC, wash hand basin, and bath with overhead electric shower, opaque window, partially tiled walls, laminate flooring, radiator, light fitting.



MASTER BEDROOM – 3.74M X 2.76M

Fitted carpet, cupboard with shelf space, fitted double wardrobe with hanging and shelf space, twin windows looking out to the front of the property, light fitting, radiator.

BEDROOM – 1.83M X 2.87M

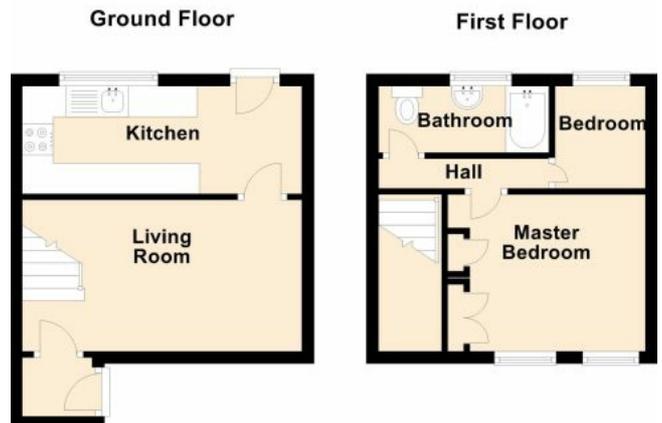
Fitted carpet, light fitting, radiator, window looking out to the back of the property.

OUTSIDE

Lawn and tarmac driveway to the front of the property. The back garden is laid with lawn with a small patio area with mature hedges, and shed.

NOTES

The property is heated by Gas Central Heating and has double glazing throughout.



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS
PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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