



37 George Street, Dumfries, DG1 1EB

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10 West Drive Heathhall DG13PE

2 Bedrooms | Offers over £158,000

Excellent two bedroom semi-detached house tucked away in a quiet cul-de-sac of Heathhall, Dumfries. This property would suit first time buyers and families. The property has been extended to a high standard, and comprises of, spacious fitted kitchen/diner. The property is close to local amenities and a short drive for larger amenities, DGRI Hospital and A75 North and South. Viewings come highly recommended to appreciate the true size of the property.

EPC- C

General Information

Living Room

10.04m x 13.16m

3'06" x 4'01"

Spacious Livingroom with electric fire. Ample wall sockets and TV point. Double glazed window to front. Carpet flooring.

Kitchen/Diner

12.79m x 17.96m

3'89" x 5'47"

Spacious fitted Kitchen/Diner with gas hob, oven and extractor fan. Base units with worktops. Stainless steel mixer taps. Ample wall sockets and TV point. Breakfast bar. Two velux windows bringing in lots of natural light and patio doors leading to rear patio area. Vinal flooring throughout.

Utility Room

5.97m x 10.40m

1'81" x 3'11"

Base units with worktops. Ample wall sockets. Stainless steel sink with mixer taps. Double glazed window to rear and door leading to driveway and front garden. Vinal flooring.

Master Bedroom

10.39m x 11.72m

3'16" x 3'57"

Spacious Double Bedroom. Ample wall sockets and TV point. Double glazed window to front. Carpet flooring.

Bedroom Two

6.91m x 10.10m

2'10" x 3'08"

Single Bedroom. Double glazed window to front. Carpet flooring.

Bathroom

6.37m x 6.86m

1'94" x 2'09"

Three piece with bathroom suite. Shower over bath, WC and hand basin with mixer taps. Double glazed window to rear. Vinal flooring.

Exterior

Patio area to rear with surrounding high fence for added privacy.

To the front is a low maintenance front garden with driveway space for two cars.

Included

All floor coverings, light fitting and blinds.

(There is no warranty given for any white goods included in the sale regarding condition or working order).

Services

The property has mains gas electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

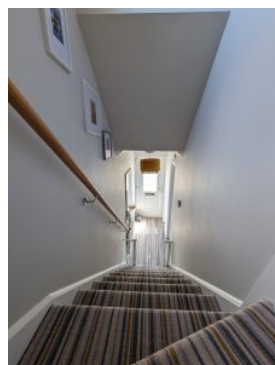
Council Tax – C

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor. Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order. The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.





Floor Plans





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