



37 George Street, Dumfries, DG1 1EB

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43 Whinny Rig, Heathhall, Dumfries, DG1 3RJ

3 Bedrooms | Offers over £115,000

Semi-Detached three bedroom property with a driveway and garage to the front in the popular residential area of Heathhall situated within walking distance of local amenities. The property would benefit from modernisation throughout but would make a lovely family home with a spacious garden to the rear and off street parking to the front.

EPC- D

General Information

Accommodation

Wooden door with double glazed window leading into the entrance hallway.

Entrance Hallway

Radiator, wooden door to living room, staircase leading to upper accommodation and fitted carpet throughout.

Livingroom

12'9" x 14'5"

3.9 m x 4.4 m

Double Glazed window to front of property allowing plenty of light flow. Gas fire with wooden surround spanning across the width of the chimney breast. Fitted carpet, Venetian blinds, radiator. Two light fixtures to either side of the chimney breast. TV point. Door to kitchen/ Dining area.

Kitchen/ Dining Room

16'1" x 9'2"

4.9 m x 2.8 m

To the rear the kitchen/ diner spans the width of the home with two double glazed windows onlooking the rear garden of the property, both fitted with roller blinds above. UPVC door to back garden with double glazed frosted glass panel. Radiator, Telephone point. Fitted base and wall units throughout the kitchen, stainless steel sink and drainer. Plumbed for washing machine, plugs and built in extractor fan for cooker. Cupboard to understairs storage/pantry fitted with plug socket.

Upper Hallway

Fitted carpet, double glazed window looking onto the side of the property allowing light into the hallway. doors to the bathroom, Bedroom 1, Bedroom 2 and Bedroom 3. Access to the attic space.

Bathroom

6'3" x 5'7"

1.9 m x 1.7 m

Carpet, radiator, WC, Wash hand basin, bath with triton shower above. Double glazed frosted window to the back of the property.

Bedroom 1

9'11" x 12'6"

3 m x 3.8 m

Fitted carpet, Double glazed window to rear overlooking the garden. built in storage cupboard, TV point, curtains.

Bedroom 2

7'10" x 8'10"

2.4 m x 2.7 m

Radiator, double glazed window to front with venetian blind, built in storage housing boiler, TV point.

Bedroom 3

6'9" x 8'10"

2.1 m x 2.7 m

Double glazed window to the front of the property. built in storage above the stair box, TV point, radiator, Roller blind.

Garage

Garage to the side of the property with access for a car to the front and a door on the back into the garden, the Garage houses the Fuse Box and electricity meter.

Garden

Driveway and lawned area to front of the property. Private garden to the rear is spacious, consisting of grass and concrete walkway sections. The side of the garden is lined with apple trees, and a garden shed is placed near the bottom of the garden.

Included

All floor coverings, light fittings, curtains and blinds. (There is no warranty given for any white goods included in the sale regarding condition or working order).

Council Tax – Band 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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