



35 Twiname Way, Heathhall, Dumfries, DG1 3ST

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“Well-proportioned, two bedroom detached bungalow within the popular residential area of Heathhall.”

Accommodation

- + Hall
- + Lounge
- + Kitchen
- + 2 Double Bedrooms
- + Bathroom
- + En Suite Shower Room

External

- + Garden
- + Garage
- + Driveway

EPC Rating - D

Council Tax Band - D



LOCATION

35 Twiname Way is located in the heart of Heathhall, with easy access to primary school, nursery and shops. It is on the regular bus route to Dumfries town centre, approximately three miles away.

DESCRIPTION

Detached two bedroom bungalow offering spacious, well presented accommodation. The property benefits from a master en suite shower room and full UPVC double glazing and gas central heating. A single garage, driveway and front and rear garden grounds complete the accommodation on offer. 35 Twiname Way would suit couples, young families and retired buyers alike.

Viewing is recommended to appreciate the accommodation on offer.

Accommodation

Covered porch with UPVC double glazed obscure glass door and matching side panel into hall.

Hall

Central heating radiator. Cupboard housing hot water tank with shelf. 2 smoke alarms and thermostat. Hatch to attic. Coat hooks.

Lounge 4.51m x 4.2m (at widest)

Generously proportioned lounge with large window to front with vertical blind. Gas fire with stone surround and wooden mantelpiece. Central heating radiator. Television and telephone points. Smoke alarm and carbon monoxide alarm.

Kitchen 3.49m x 2.4m

Window to front with vertical blind. A range of modern wall and floor mounted units, one housing fuse box and another the Baxi boiler. Tiled splashback and black speckled worktops. Integrated Lamona electric oven, gas hob and cooker hood. Stainless steel sink and drainer. Space for tall fridge freezer and space and plumbing for automatic washing machine. Breakfast bar. Central heating radiator. Smoke/heat alarm and carbon monoxide alarm. Heating controls. Shelved cupboard. UPVC double glazed obscure glass door to side, giving access to the rear garden.

Bedroom 1 3.91m x 3.57m (at widest)

Window to rear with vertical blind. Triple built in wardrobe with hanging rail and shelf. Central heating radiator. Door to en suite shower room.

En Suite Shower Room 2.52m x 1.21m (at widest)

Obscure glass window to rear with vertical blind. Modern white suite of W.C., wash hand basin with built in cabinet below and

shower cubicle with glass folding door, Mira Vie electric shower and 2 grab rails. Respatex to full height. Central heating radiator. Towel rail. Extractor fan.

Bedroom 2 3.57m x 2.98m (at widest)

Window to rear with vertical blind. Central heating radiator.

Bathroom 2.1m x 1.7m (excluding doorway)

Obscure glass window to side with vertical blind. Modern white suite of W.C., wash hand basin with built in cabinet below and bath. Respatex to full height. Central heating radiator. Towel rail. Extractor fan.

External

The small front garden is laid to lawn with a border of mature bushes. A paved path leads to the front door. Outdoor light. Tarmacadam driveway to side, leading to garage. Electric and gas meters. A gravelled path leads to a wooden gate, giving access to the rear garden.

The enclosed rear garden is also laid to lawn and is bordered by wooden fencing. A paved path leads to a small patio. Bin storage area to the rear of the garage. A wooden gate at the far side of the property gives access to a gravelled path back to the front garden.



Garage

Single garage with concrete base and brick exterior and electric up and over door (not currently in working order).

VIEWING

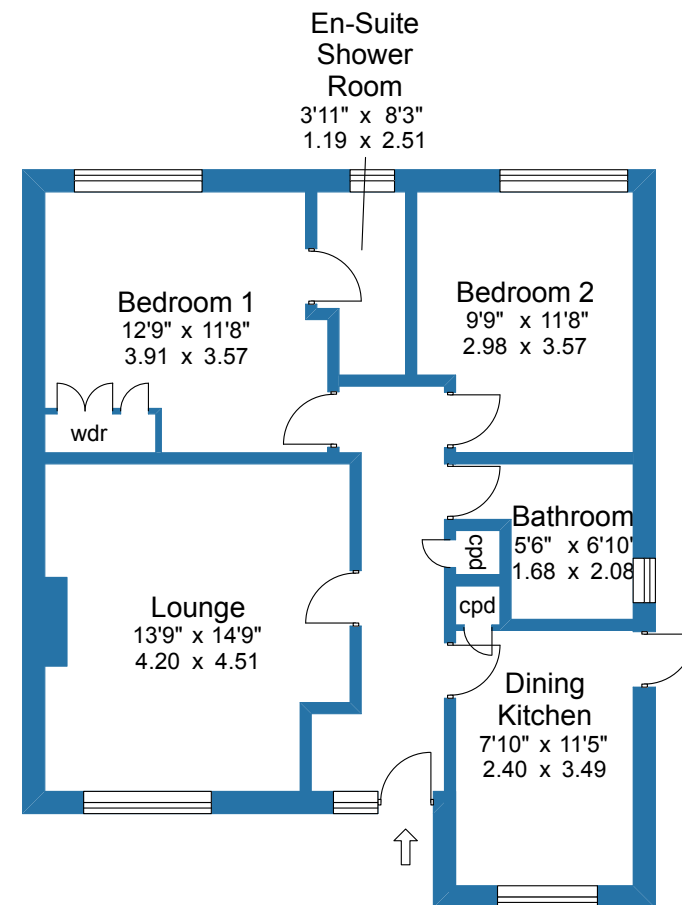
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property DG1 3ST.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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