



5 Hutcheon Place, Heathhall, Dumfries, DG1 3UY



5 Hutcheon Place, Heathhall, Dumfries, DG1 3UY

“Detached 2 bedroom bungalow with garage, driveway and front and rear gardens located within a peaceful cul-de-sac in a popular residential area of Dumfries”

Accommodation

- + Hallway
- + Lounge
- + Conservatory
- + Kitchen
- + Two Double Bedrooms
- + Bathroom

Outside

- + Single Garage
- + Driveway
- + Front and Rear Gardens

EPC Rating D

Council Tax Band D



LOCATION

The property is located within the peaceful cul-de-sac of Hutcheon Place in Heathhall, which is conveniently located close to a wide range of local amenities including Heathhall Primary School, local shops, community centre and library. Located on a bus route, the property is approximately 3 miles from Dumfries town centre where a wide range of amenities can be located commensurate with a town of its size.

DESCRIPTION

Detached spacious 2 bedroom bungalow with good sized front and rear gardens, driveway and garage. 5 Hutcheon Place offers light filled accommodation with a pleasing conservatory located to the rear enjoying views of the garden. There is double glazing and gas central heating throughout with a gas fire in the lounge. The kitchen and bathroom would benefit from modernisation.

A bright entrance hall provides access to the lounge and kitchen located to the rear of the property and two double bedrooms to the front, served by a family bathroom in the middle. The conservatory is located off the lounge and provides direct access to the rear garden. The kitchen provides direct access to the side of the property.

Outside the front garden is laid to gravel and the well maintained rear garden is largely laid to lawn with gated direct access to Herries Avenue.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Hallway

UPVC external part glazed front door into hallway; doors to lounge, kitchen, bedrooms 1 & 2 and bathroom; hatch to attic; Honeywell thermostat; coving; smoke alarm; radiator; fitted carpet.

Lounge

Good sized room with glass sliding patio doors to conservatory at rear; coal effect gas fire set on polished stone hearth and surround with ornate wooden mantle; television connection point; BT connection point; coving; smoke alarm; carbon monoxide alarm; radiator; fitted carpet.

Conservatory

Pleasing room with UPVC windows to 3 walls and UPVC French doors to side to rear garden; wood effect linoleum.

Kitchen Diner

Range of fitted wall and floor units with complementing worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; Neff 4 ring hob with Neff extractor hood; AEG integrated oven; AEG washing machine; Bosch under counter fridge; window to rear; Honeywell heating controls; integrated pantry cupboard; external part obscure glazed door to side; heat alarm; radiator; tile effect linoleum.

Bedroom 1

Double bedroom with window to front; range of built in wardrobes with shelving and hanging space; ceiling light with fan; radiator; fitted carpet.

Bedroom 2

Double bedroom with bay window to front; radiator; fitted carpet.

Bathroom

Suite of W.C., wash hand basin and bath with shower head attachment; obscure integrated shelved cupboard with hot water tank; window to side; tiling to ½ height; radiator; linoleum flooring.

OUTSIDE

Garden

Tarmac driveway for 2 cars leading to garage; paved path leads to both sides of the property to gates opening to the rear garden; the front garden is laid to gravel; the rear garden is largely laid to lawn with gravel plant and shrub borders; rotary air dryer; paved path leading to gate at the bottom of the garden; outside lights to front, side and rear; gas box; electricity box.

Garage

Garage with up and over vehicular door; window to rear; concrete floor; outside tap; fuse box; 2 x wall units.

VIEWING

By appointment with the Selling Agents on 01556 504038.

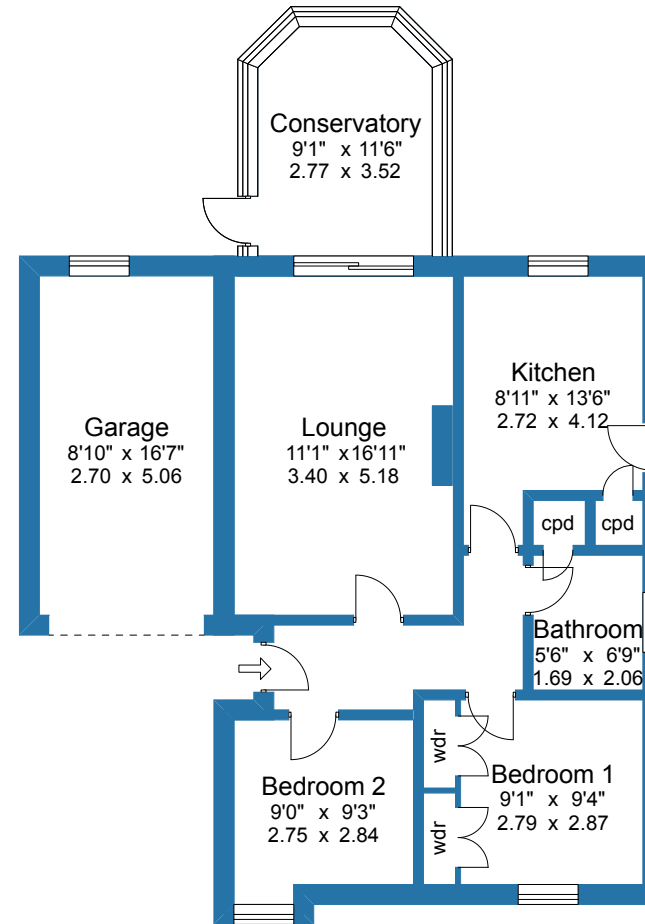
HOME REPORT

A home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners 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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01556 503744

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Dalbeattie
DG5 4AD
01556 611247



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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