



2 ANSON AVENUE  
HEATHHALL  
DUMFRIES  
DG1 3QH

BUNGALOW - DETACHED

Offers Around £135,000

EPC = D

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

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DETACHED BUNGALOW in desirable residential area and only about 3 miles from the town centre. Nearby amenities. Gas central heating. Double glazing. HALL; LOUNGE; KITCHEN; 2 BEDROOMS; BATHROOM. Shed. Garage. Driveway. Gardens to front and rear. EPC=D

### HALL

Double glazed door. Fitted carpet. Radiator. Alarm panel. Pendant light and shade. Smoke alarm. Central heating thermostat control. Power point. Access hatch to loft.

### LOUNGE

5.1m x 3.4m (16'9" x 11'2") Or thereby. Door off Hall. Double glazed patio doors to rear garden. Louvred vertical blind. Curtain pole and curtains. Power points. Radiator. Light fitting. TV point. Gas fire set in surround. Telephone point. Carbon monoxide detector.



### KITCHEN

2.7m x 2.8m (8'10" x 9'2") Or thereby. Door off Hall. Double glazed window to rear. Roller blind. Curtain rail and curtains. Vinyl flooring. Partially tiled. Radiator. Spotlight fitting. Telephone point. Range of fitted wall and floor units and worktops. Stainless steel sink and drainer with mixer tap. Gas hob and electric oven. Cooker hood. Power points. Built in shelved cupboard. Partially glazed door to the side.



### BEDROOM 1

2.8m x 2.9m (9'2" x 9'6") Or thereby. Door off Hall. Double glazed window to front. Louvred vertical blind. Curtain rail and curtains. Fitted carpet. Radiator. Pendant light and shade. Power points. Telephone point. Built in wardrobes and dressing table.



### BEDROOM 2

2.8m x 2.7m (9'2" x 8'10") Or thereby. Door off Hall. Double glazed window to front. Louvred vertical blind. Curtain rail and curtains. Fitted carpet. Radiator. Pendant light and shade. Power points. Telephone point. Built in wardrobe.

### BATHROOM

1.7m x 2.1m (5'7" x 6'11") Or thereby. Door off Hall. Double glazed window to side. Roller blind. Partially tiled. Vinyl flooring. Radiator. Light fitting. Wash hand basin. W.C. Bath with electric shower over. Extractor fan. Walk in cupboard housing boiler. Carbon monoxide detector.



### GARAGE

Garage with up and over door.



### OUTSIDE

Open porch area. Driveway. Gardens to front, side and rear. Patio area to rear. Lighting. Cold water tap. Rotary Drier. Shed.

### VIEWING

By arrangement with THE SELLING AGENTS