

Stevenson & Johnstone

solicitors and estate agents

2 BELL COURT HEATHHALL Dumfries



This immaculately presented light, airy and spacious dwellinghouse boasts 3 reception rooms, 5 bedrooms and a fully enclosed garden and decked area to the rear. The property is situated on the corner of Bell Court and Twiname Way in the residential area of Heathhall. All amenities are close by including school and medical centre. Dumfries town centre is only 2 miles away to which buses run at regular intervals.

Price Region £225,000.00

Features

Entrance Hall. Living/Dining Room. Kitchen. Utility Room. Family Room. 4 Double Bedrooms (1 en-suite). 1 Single Bedroom/Study. Shower Room. Garden. Storage Shed. Off Street Parking.

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Entrance Hall:-

Radiator. 1 single socket. Smoke alarm. Decorative glass panelled door to living room. Stairs to 1st floor landing. Door to Cloakroom:- W.C. Wash hand basin. Radiator. Double glazed obscure window to front.



Living Room: 14' 8" x 14' 7" (4.50 x 4.45)

Living flame gas fire set in marble hearth with painted wood mantle. Double glazed window to front. Radiator. 2 double sockets. 2 single sockets. Telephone socket. T.V. point. Archway through to dining area.

Dining Area: 8' 9" x 10' 7" (2.65 x 3.20)

Double glazed sliding patio doors to decked area. Radiator. 2 double sockets. Door to kitchen.



Kitchen: 11' 5" x 10' 6" (3.45 x 3.20)

Fitted floor and wall units. One and half sink and drainer. Panelled ceiling. Karndene flooring. Tiled splashbacks. Gas hob. Electric oven. Cooker hood. Dishwasher. Double glazed window to rear garden. Built-in storage cupboard. 2 double sockets. 1 single socket. Cooker point. Telephone point. Radiator. Door to utility room.

Utility Room: 16' 1" x 6' 5" (4.90 x 1.95)

Fitted floor and wall units. Stainless steel sink and drainer. Breakfast bar/Worktop. Panelled ceiling. Karndene flooring. Radiator. New wall mounted Worcester combi gas boiler. 2 double sockets. 1 single socket. Upvc door to rear garden.



Family Room: 10' 7" x 18' 1" (3.20 x 5.50)

Double glazed window to side. Telephone socket. T.V. point. Radiator. Dado rail. Down lights to ceiling. 3 double sockets. 1 single socket.

Bedroom 1: 8' 9" x 10' 7" (2.65 x 3.20)

Double glazed windows to front. Radiator. 2 double sockets. Wall mounted fuse box.

Bedroom 2: 8' 9" x 10' 7" (2.65 x 3.20)

Double glazed windows to front. Radiator. 2 double sockets. Access to partially floored loft space.



First Floor Landing:-

Large airing cupboard with radiator. Small double glazed window to side. Smoke alarm. Access to loft space. 1 single socket.

Shower Room: 6' 10" x 6' 1" (2.05 x 1.85)

Wash hand basin and W.C. set into vanity unit on one wall. Double glazed window to rear. Corner shower cubicle with mains powered power shower. Respotex to shower walls. Full tiling to remaining walls. Panelled ceiling. Karndene flooring. Down lights with built in extractor fan above shower. Chrome ladder style radiator.



Bedroom 3: 9' 3" x 10' 5" (2.80 x 3.15)

Built-in wardrobes with hanging space and drawers to one wall. Radiator. 2 double sockets. Double glazed window to rear.

Bedroom 4/Study: 7' 1" x 8' 4" (2.15 x 2.50)

Currently utilised as a study complete with built-in computer desk and office space. Radiator. 2 double sockets. Double glazed window to front.

Master Bedroom: 13' 7" x 10' 6" (4.15 x 3.20)

Master bedroom with en-suite facilities. Built-in wardrobes to one wall. Radiator. Double glazed window to front. 2 double sockets. 1 single socket. Telephone point. Door to en-suite Shower Room:- Wash hand basin and W.C. set in vanity unit. Shower cubicle with mains powered shower. Full tiles to walls. Double glazed window to side. Radiator. Karndene flooring. Panelled ceiling with down lights. Extractor fan.

Outside:-

Paved driveway with parking for 2 vehicles. Front lawn edged with flower and shrub beds. Lawn to side with pathway leading to rear garden. Fully enclosed rear garden with timber fencing all around and gate to side. Large decked area. Remote controlled awning covers part of the decking. Block paved pathway. Lawn. Timber storage shed.



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General

Address:

2 BELL COURT HEATHHALL
Dumfries
Dumfries & Galloway
DG1 3SQ

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Extras:

All blinds, light fittings, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob, cooker hood and dishwasher in the kitchen and the built-in wardrobes in the upstairs bedrooms.

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

£225,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482) or with the seller Ms. D. Kerr (Tel: 01387 268597 or 07986 993872).

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.