



2D Tinwald Downs Road, Dumfries DG1 1TS  
4 Bedrooms | Guide Price £335,000

## PROPERTY DESCRIPTION

We are delighted to bring to the market this magnificent four bedroom detached family home set in an impressive private plot. Situated in an exclusive residential area of Heathhall, Dumfries. Presented in immaculate condition throughout and move-in ready. The property offers extensive and comfortable family accommodation including four bedrooms with one en-suite, underfloor heating throughout on the ground floor, spacious lounge, stylish kitchen with breakfast bar and dining area, utility room, family bathroom and downstairs w.c. Located close to various local amenities including Heathhall Primary School, Library, Bannanytne Health Club, Dumfries & County Golf Course, and Grocery shops. Heathhall itself offers easy access to the Dumfries by-pass and to the M74 Motorway offering an ideal location for commuters. This property is perfect for a range of buyers. Viewing is highly recommended to fully appreciate all this property has to offer.

### Accommodation

**Ground Floor:** Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, WC, Utility Room, Bedroom One with En-suite, Bedroom Two. **First Floor** – Landing, Bedroom Three, Bedroom Four, Bathroom.

### Outside

Driveway, Front, side and rear garden. Shed. Paved patio area. Drying green.

### Viewing

Strictly by appointment only. Please contact the selling agents on (01387) 14 Castle Street | Dumfries | DG1 1DR | DX 580664 • T: 01387 266 250 | F: 01387 257 950 • www.ggmw.co.uk 266250.

## KEY FEATURES

- Highly sought after location
- Open plan kitchen/Dining area
- Four bedrooms (two on the ground floor)
- Spacious lounge
- Utility room
- Downstairs Wc
- Driveway/Garage
- Underfloor heating throughout on the ground floor

# GGM&W



**Entrance Vestibule 2.15m x 1.21** Double glazed composite entrance door with double glazed side panel. Tiled floor. Ceiling light.

**Hallway 5.87m x 4.70m** Wooden flooring. Storage cupboard. Stairs to first floor. Heating thermostat. Ceiling light.

**Kitchen/Diner 6.74m x 4.00m** Double glazed windows. Tiled flooring. Range of fitted base and wall units with ample worktop surfaces and breakfast bar/dining area. Integrated appliances included, Baumatic 5 burner gas hob with extractor hood above, oven and grill, Beko dishwasher. Stainless steel sink and drainer. Part tiled walls. Smoke detector. Ceiling lights.

**Utility Room 4.22m x 2.03m** Composite entrance door to rear garden. Tiled floor. Fitted base units with worktop surfaces. Stainless sink. Ceiling lights.

**Lounge 4.68m x 4.38m** Double glazed windows. Fitted carpet. Phone/Tv point. Smoke detector. Ceiling lights.

**Downstairs WC 3.50m x 1.25m** Double glazed window. Wc. Wash hand basin. Towel rail. Coat hooks. Access to attic space.

**Bedroom One 3.80m x 3.57m** Double glazed windows. Wooden flooring. Fitted wardrobes with shelving and hanging rails. Ceiling lights. **En-suite 2.71m x 1.92m** Double glazed window. Wc. Wash hand basin. Tiled walls and flooring. Walk-in shower with mains powered shower.

**Bedroom Two/Dining Room 4.48m x 4.16m** Double glazed windows. Double glazed patio doors. Wooden flooring. Tv point. Heating thermostat. Ceiling light.



**Landing 4.24m x 2.64m** Double glazed Velux windows. Fitted carpet. Large storage cupboard. Smoke detector. Ceiling light.

**Bedroom Two 5.61m x 4.41m** Double glazed Velux windows. Fitted carpet. Tv point. Radiator. Ceiling light.

**Bedroom Three 5.41m x 4.02m** Double glazed Velux windows. Fitted carpet. Tv point. Radiator. Ceiling light.

**Bathroom 3.01m x 1.901m** Double glazed Velux windows. Vinyl flooring. Wash hand basin. WC. Bath with shower screen. Mains powered shower. Heated towel rail. Ceiling lights.

### **Outside**

Driveway, Garage, Shed. Patio area. Whirligig.

### **Services**

Mains water, drainage and electricity.

Council Tax Band – F EPC – C

### **Closing Date**

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

### **Offers**

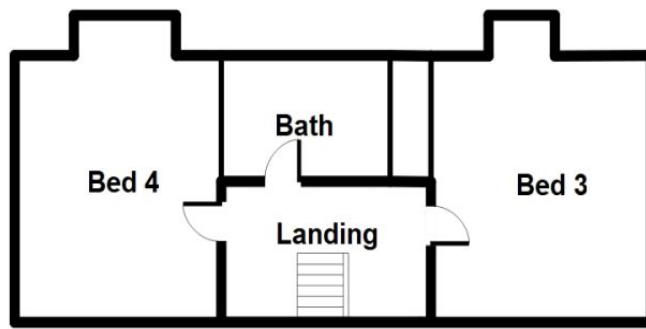
Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 | Fax : (01387) 257950 [www.ggmw.co.uk](http://www.ggmw.co.uk)

**The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.**

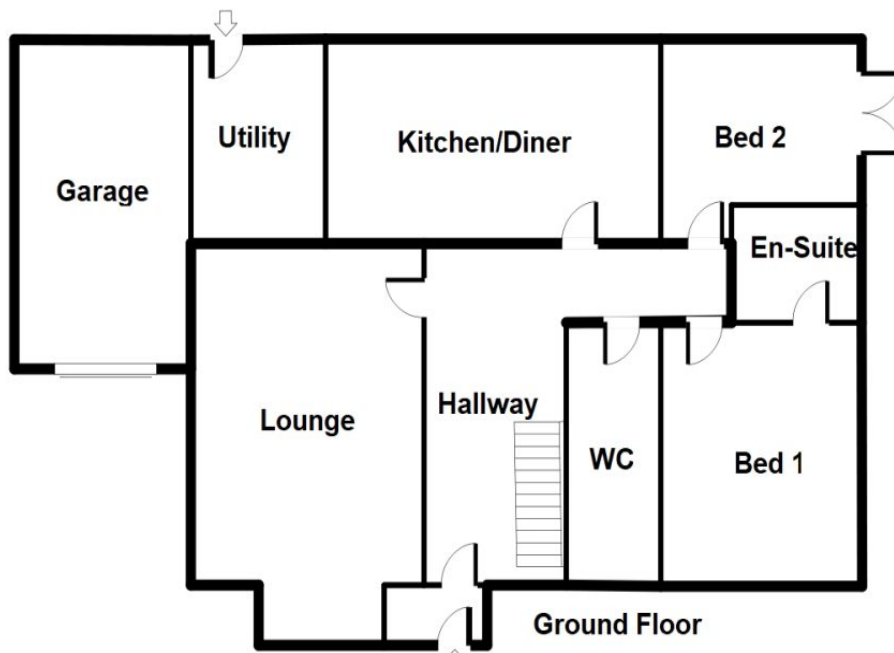




## FLOOR PLANS



First Floor



Ground Floor

(for illustration purposes only)