



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**26 Wellington Avenue**

DUMFRIES, DG1 3SB

# THE LOCATION DUMFRIES

DG1 3SB

Heathhall is a really lovely little village just outside of Dumfries. Close local amenities such as; a Post Office, hair salons, village and community halls, veterinary centre, fuel station, local shops and food outlets can be found in close proximity. Dumfries town centre offers several major supermarkets, popular High Street shops, shopping centre, further schooling, university campus, a range of cafes and bistros and medical facilities. The region is renowned for its outdoor pursuits, beaches, leisure facilities, social events, festivals and history, being the home of the great Scottish poet Robert Burns.

A regular local bus service can be found minutes walk away from the property into Dumfries town centre and to the North. There are also various other close transport links including Dumfries train station providing links to Carlisle and Glasgow. Major Bus links can be accessed from the Loreburn Centre, Whitesands or Burns Statue. The M6 and M74 networks are accessible at Moffat, Gretna and Lockerbie.



# 26 WELLINGTON AVENUE

DUMFRIES, DG1 3SB

We are delighted to bring to the market this lovely semi-detached two bedroom property in Heathhall. This property is located in a lovely little street where it is evident the residents take pride in where they live.

Internally the property is made up of a spacious lounge with a feature fireplace, this room would allow for a range of furniture configurations. Into the kitchen which offers a range of wall and floor mounted units offering plenty of work space for the chef in the family. There is a space in the kitchen which could be utilised for a small dining table or breakfast bar. This property also has the added benefit of a large conservatory which could be used for a variety of purposes, with patio doors out to the fully enclosed gardens this is a fabulous addition to any home.

Upstairs there are two double bedrooms with the larger having built-in storage. The bathroom houses a three-piece suite with shower over the bath for convenience.

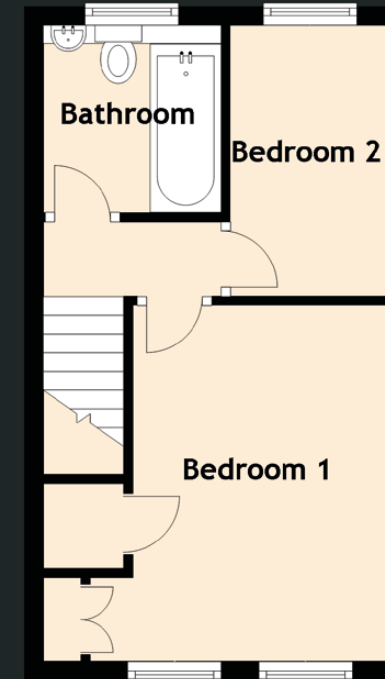
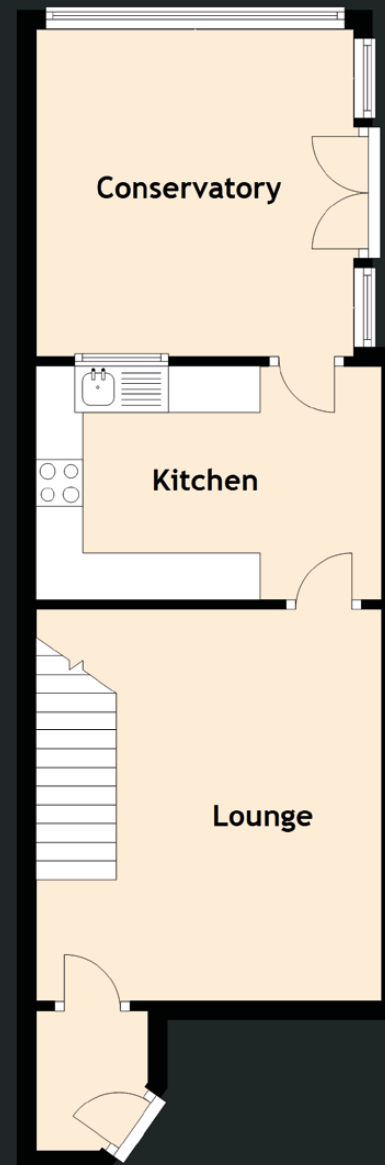
The current owners have done major work to the property recently new uPVC windows throughout and a new boiler in the last two years. The property is neutral in decor and is awaiting a new family to make their own.





**SPECIFICATIONS & DETAILS**

FLOOR PLAN, DIMENSIONS & MAP



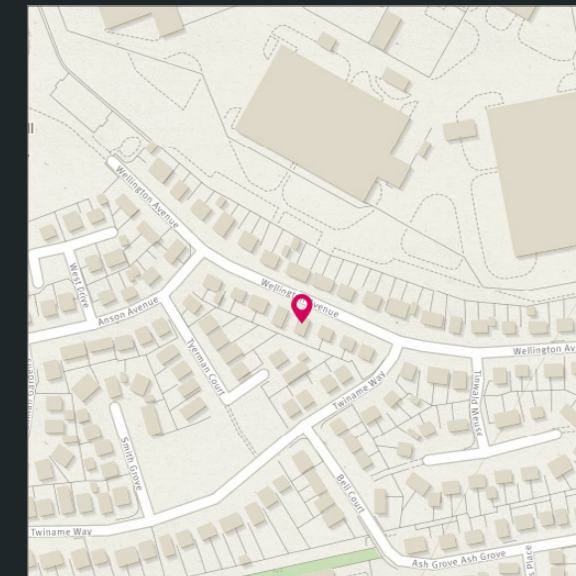
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.50m (8'2")
Conservatory	3.50m (11'6") x 3.40m (11'2")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 1.70m (5'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Driveway, gas central heating, new windows, new boiler, new fireplace.





  
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**Part  
 Exchange  
 Available**

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Text and description  
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 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer