



## 5 bedroom, Detached house for sale



### Emlakçı Bilgisi

İsim:	Springbok Properties Nationwide
Şirket Adı:	
Ülke:	United Kingdom
Experience since:	2014
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (800) 068-4015
Languages:	English
Web sitesi:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	GBP 210,000

### Konum

Ülke:	United Kingdom
Eyalet/Bölge/ Şehir:	Scotland
Şehir/İlçe:	Dumfries
Adres:	Heathhall
Posta kodu:	DG1 3NT
Yayınlandı:	17.02.2025

### Açıklama:

The property has been INDEPENDENTLY VALUED at £220,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

A detached family home with FIVE DOUBLE BEDROOMS, 2 ENSUITES & 2 FAMILY BATHROOMS, a SEPARATE DINING ROOM, AMPLE PARKING & LARGE ENCLOSED REAR GARDENS. Not to be missed!

**\*\* HOME REPORT AVAILABLE BELOW TO DOWNLOAD\*\***

This detached home is located in the market town of Dumfries with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The ground floor briefly comprises a welcoming entranceway, a spacious living room and a separate dining room both with fireplaces, a fitted kitchen and one double bedroom.



To the first floor is an inviting landing area through to three additional double bedrooms, two of which feature ensuite shower rooms, and a three-piece family bathroom with a tub-shower combination, a hand wash basin and a WC.

Externally, the property benefits from a driveway leading to a single garage with further ample parking to the front and side, and large enclosed private rear gardens.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

#### Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

#### Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### TENURE

To be confirmed by the Vendor's Solicitors

#### Note



The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

## Energy Performance Certificate (EPC) graphs

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View EPC for this property  
See full size version online  
View EPC for this property

## Additional Media:

\* View HOME REPORT

## Key features

- \* COUNCIL TAX BAND E, HOME REPORT ATTACHED
- \* Traditional Detached House
- \* 5 Bedrooms
- \* 2 Reception Rooms
- \* 4 Bathrooms - 2 Ensuites, Family Bathroom & Shower Room
- \* Modern Fitted Kitchen
- \* Double Glazing & Central Heating
- \* Feature Fireplaces
- \* Driveway to Single Garage, Large Enclosed Private Gardens to Rear
- \* Ample Parking to Front & Side

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real



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## Genel Bilgiler

Yatak odası: 5

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.414

