



5 Collochan Drive, Dumfries, DG2 9FH

Offers over £145,000



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Newly Renovated 2-Bedroom Semi-Detached Home. Perfectly positioned in the sought-after Barnhill area of Dumfries – this property has been recently renovated to a high standard throughout creating a bright and welcoming space in true walk-in condition.

NEWLY RENOVATED 2-BEDROOM SEMI-DETACHED HOME – BARNHILL, DUMFRIES

This property boasts a modern interior, private enclosed garden, and off-street parking, this home is ideal for first-time buyers, young professionals, or small families. Located within easy reach of local amenities, including schools, shops, healthcare facilities, leisure centres, and public transport links to Dumfries town centre, this property perfectly balances convenience and comfort. Early viewing is highly recommended.

ENTRANCE HALLWAY – 2.95M X 0.82M

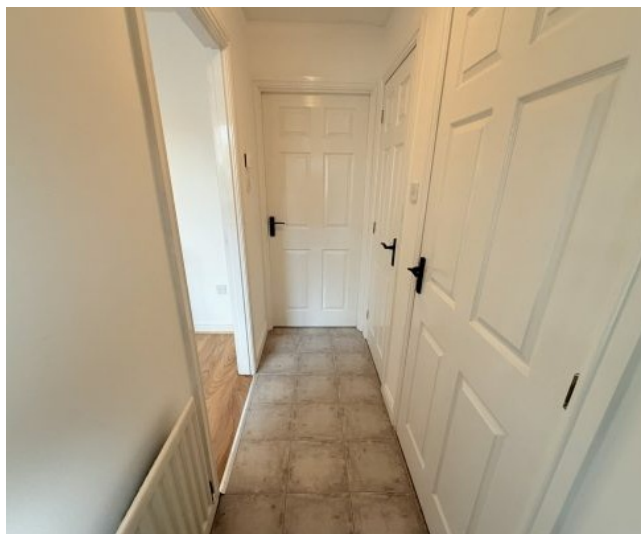
Bright and welcoming entrance hallway with grey tiled flooring, radiator, heating thermostat and ceiling light. The hallway provides access to the downstairs WC, kitchen, living room, and features a large storage cupboard.

KITCHEN – 2.74M X 1.78M

Modern kitchen fitted with grey and white cabinetry, granite-effect worktops, grey panel splashback, laminate wooden flooring and a front facing double window. Includes integrated electric oven, hob, and extractor fan, as well as a double drain sink and ample workspace. The central heating boiler is neatly housed within a cupboard.

DOWNSTAIRS WC – 1.72M X 0.73M

Grey tiled flooring, modern sink and WC, tiled splashback, radiator with thermostat and opaque window to the front providing natural light and privacy.



LIVING ROOM – 4.33M X 3.77M

A spacious and inviting living area with laminate wooden flooring, double patio doors leading to the rear garden, two radiators with thermostats, curtail poles and hooks, ceiling light and grey carpeted staircase leading to the upper floor.

LANDING – 1.77M X 1.85M (AT WIDEST POINT)

Finished with grey carpeting and white painted wooden banister, the landing provides access to both bedrooms and the bathroom, as well as an attic hatch for additional storage.

BEDROOM 1 – 3.78M X 1.73M

Bright double bedroom with dual front-facing windows, radiator with thermostat, and grey fitted carpet.

BEDROOM 2 – 3.79M X 2.65M

Spacious double bedroom overlooking the rear garden with triple windows, radiator with thermostat, and large built-in wardrobe providing excellent storage with shelving and hanging space.

BATHROOM – 1.84M X 1.70M

Beautifully finished modern bathroom featuring electric shower over bath, sink, WC, and fully tiled walls. Includes vinyl tile-effect flooring, extractor fan, ceiling light, and opaque side window.



OUTSIDE

The private rear garden offers outdoor space with lawn, patio area, and timber fencing, ideal for pets and children. A garden shed provides additional storage, and mature trees at the boundary add a sense of privacy.

To the front, there is a neat lawn area with a paved path to the entrance and a tarmac driveway providing off-road parking for two vehicles.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given, and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







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