

HUNTERS®

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HUNTERS®

Mcfarlane Avenue

Kingholm Quay, DG1 4GB

Offers Over £195,000



- Detached Family Home
- Well Presented Accommodation
- Fitted Kitchen with Garden Outlook
- First Floor Family Bathroom
- Off-Road Parking & Integral Garage
- Popular Residential Area on the Outskirts of Dumfries
- Living Room, Dining Room and Conservatory
- Three Bedrooms with Master En-Suite
- Generous Rear Garden with Summerhouse
- EPC - B

Tel: 01387 245898

Mcfarlane Avenue

Kingholm Quay, DG1 4GB

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This three bedroom detached family home is nicely situated within a popular residential area of Kingholm Quay and would make an excellent purchase for young & growing families, professionals and downsizers. Internally the property offers a generously proportioned interior, including three reception rooms and three double bedrooms, perfect for those needing a little extra space. Stepping outside, the rear garden has been beautifully landscaped including a wide array of colourful flowers and shrubs. Completing the package is an integral garage and driveway. Contact Hunters to schedule your viewing today!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, dining room, living room, conservatory, kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom on the first floor. Externally there are gardens to the front and rear, off-road parking and an integral single garage. EPC - B and Council Tax Band - E.

Situated nicely within Kingholm Quay, on the outskirts of Dumfries and within easy access of picturesque walks along the River Nith. Within a short drive you can be in Dumfries town centre which boasts an array of shops, supermarkets and garages with the addition of excellent transport connections including both bus and train stations. Heading out of town, you can access the A75 within five minutes which connects throughout South West Scotland.

ENTRANCE HALL

Entrance door from the front, internal doors to the dining room and WC/cloakroom, radiator and a double glazed window to the front aspect.

DINING ROOM

Double glazed window to the front aspect, internal doors to the living room and kitchen, radiator and stairs to the first floor landing.

LIVING ROOM

Double glazed French doors to the conservatory, radiator and gas fire.

CONSERVATORY

Double glazed windows to three sides, double glazed French doors and tiled flooring.

KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for an under-counter fridge and freezer, tiled flooring, radiator, double glazed window to the rear aspect and an external door to the side elevation.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Radiator and an obscured double glazed window.

LANDING

Stairs up from the ground floor, internal doors to three bedrooms and bathroom, loft access point and a large built-in cupboard.

MASTER BEDROOM

Double glazed window to the rear aspect, radiator, two built-in wardrobes and an internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower. Part-tiled walls, radiator, extractor

fan and an obscured double glazed window. Built-in cupboard.

BEDROOM TWO

Double glazed window to the front aspect, radiator and over-stairs cupboard.

BEDROOM THREE

Double glazed window to the front aspect and radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part-tiled walls, radiator, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden & Driveway:

To the front of the property is a driveway allowing off-road parking for one vehicle, with access into the integral garage. Further to the front is a lawned garden with mature borders.

Access gate with pathway towards the rear garden.

Rear Garden:

The rear garden includes a paved seating area with a raised ornamental pond and sheltered seating area, lawned garden with beautiful mature borders and a timber summerhouse. Cold water tap to the rear elevation.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - haircuts.data.quiet

Floorplan





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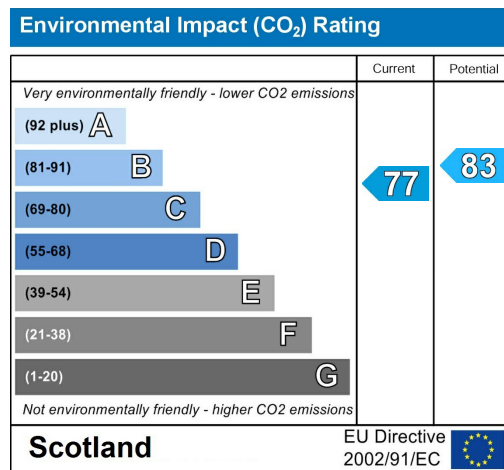
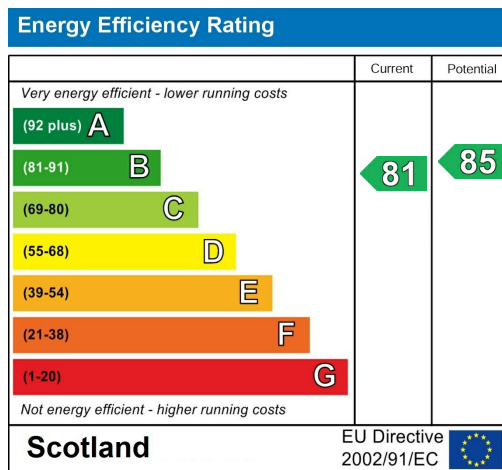
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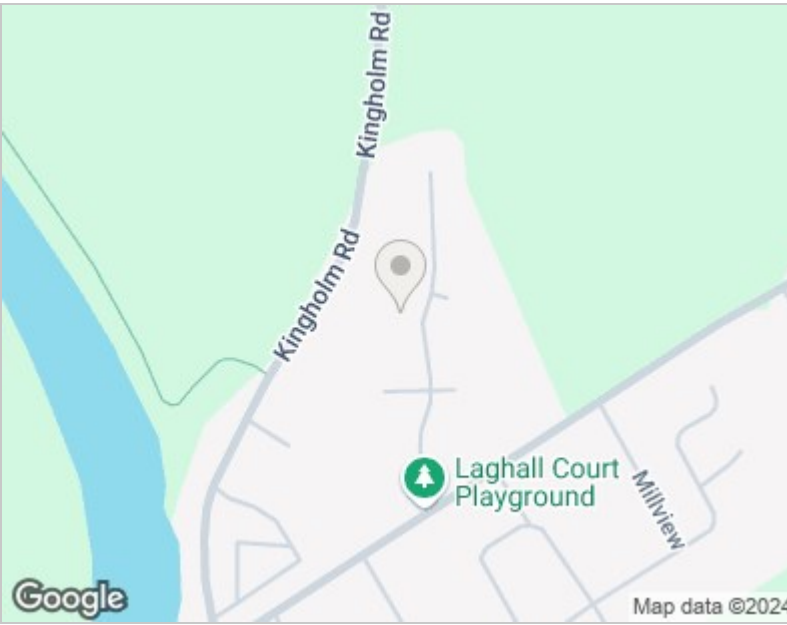
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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