



## Collochan Court, , Dumfries, DG2 9FR

- Well presented, walk in condition semi detached house,
- Three bedrooms with master ensuite,
- Living room leading into a large conservatory,
- Driveway leading to garage,
- A viewing is highly recommended to appreciate,
- Situated in the popular Barnhill area of Dumfries,,
- Family bathroom,
- Modern fitted kitchen with integrated appliances,
- Well established mature Gardens,
- Energy rating-C

**£190,000**





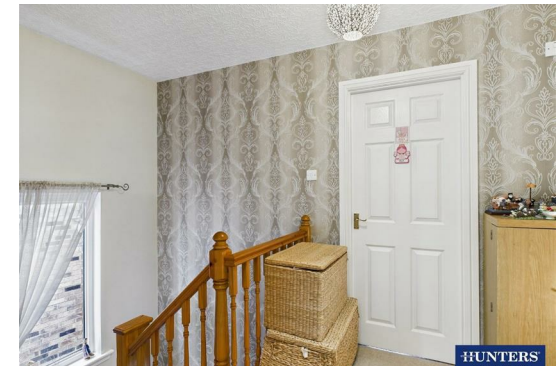
# Collochan Court, , Dumfries, DG2 9FR

## DESCRIPTION

Situated in the popular Barnhill area of Dumfries, this well-presented property offers ideal accommodation for first-time buyers and growing families alike. Offered in walk-in condition throughout, this semi detached house features a bright and spacious conservatory overlooking the rear garden — a fantastic extension of the living space, perfect for relaxing or entertaining.

The accommodation briefly comprises: entrance hallway, cloakroom/WC, a modern fitted kitchen, and a generously sized living room with direct access to the conservatory. Upstairs, there are three bedrooms, including a master with en-suite, along with a contemporary family bathroom. The property benefits from central heating, double glazing, mature lawn garden to the front and rear elevation with a driveway leading to the garage. Energy Rating - C

The property has easy access to a wealth of amenities and transport connections including rail and bus. Within a couple of minutes drive or a short walk, you can reach supermarkets, stores, garages and fast-food outlets along with the Dumfries & Galloway Royal Infirmary within five minutes. The nearest primary schools are the North-West Community Campus, Laurieknowe and Cargenbridge. Heading into Dumfries town centre would take a short drive or for those looking to commute, the A75 can be accessed within two minutes. For family living, Dumfries is serviced by excellent schools for all ages.









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

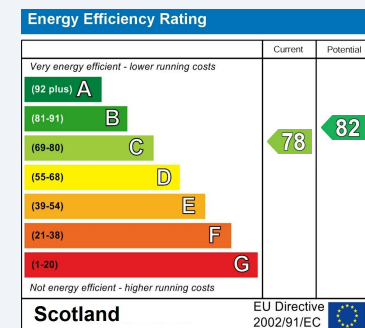
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.