



Smith Place

Dumfries, DG2 7BL

£1,100 Per Month

Deposit £1,269

- Modern detached family home within a popular area of Dumfries
- Contemporary kitchen with ample storage and worktop space
- Three further well-proportioned bedrooms
- Fully enclosed rear garden with lawn, decked seating areas and shed
- Council Tax Band E
- Spacious lounge with direct access to the rear garden
- Master bedroom with en-suite shower room
- Newly fitted family bathroom with quality modern finishes
- Private driveway and garage providing off-street parking and storage
- LARN: 17944/170/23122



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This is an excellent four bedroom detached family home available in the popular and well-established residential area of Troqueer, Dumfries. Set within a quiet modern development, the property offers generous and well-proportioned accommodation, making it an ideal home for families or professionals looking for space, comfort and convenience.

The accommodation comprises of; entrance hall, spacious lounge, kitchen, downstairs WC, four bedrooms including a master bedroom with en suite, and a modern family bathroom. Externally, there is a fully enclosed rear garden with patio and decked seating area, providing an ideal space for outdoor dining and entertaining. To the front, the property benefits from a driveway leading to a detached garage with power and light, along with additional on-street parking.

The property is fully double glazed and has mains gas central heating throughout.

Troqueer is a well-established and popular residential area of Dumfries, offering a good range of local facilities including primary schooling, convenience shops, supermarkets, leisure facilities and healthcare services. A number of well-regarded secondary schools are located within easy reach, including Dumfries High School and St Joseph's College, with regular transport links available.

Dumfries town centre is easily accessible and provides a wider selection of retail outlets, cafés, restaurants and public transport connections. Dumfries & Galloway Royal Infirmary is located within a short drive, making the area particularly convenient for healthcare professionals and families alike.

No Smoking

The Council Tax is Band E

EPC Rating: C

Damage Deposit £1269

LARN - 1794475/170/23122

Hunters LARN 2102002

Entrance Hall

9'10" x 3'4" (3.00m x 1.02m)

You enter the property into a welcoming hallway which provides access to the lounge, kitchen, cloakroom WC and stairs rising to the first floor.

Lounge

15'2" x 15'1" (4.63m x 4.60m)

The lounge has plenty of space for three sofa, chairs, television table and other lounge furniture and has plenty of natural light coming in from the window and the French doors to the rear elevation.

Kitchen

9'8" x 7'3" (2.95m x 2.21m)

Fitted with a range of units at wall and base level and with contrasting worksurfaces running over. Integral appliances include a 4-ring gas hob, with an extractor over, an electric oven, and a stainless steel sink and drainer. There is space and plumbing for a washing machine and for a tall fridge freezer. You will also find the gas fired boiler in here.

Ground Floor WC

5'11" x 2'11" (1.82m x 0.90m)

A useful ground floor cloakroom with a low-level WC and pedestal wash hand basin.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Master Bedroom

11'11" x 10'2" (3.64m x 3.12m)

The master bedroom is a good sized double and served by ensuite facilities and there is a window to the front elevation.

En-Suite

6'7" x 6'5" (2.01m x 1.96m)

With a corner shower enclosure unit, low-level WC and a pedestal wash hand basin.

Bedroom Two

14'7" x 8'4" (4.45m x 2.56m)

A second double bedroom with a window to the front elevation.

Bedroom Three

8'3" x 8'8" (2.53m x 2.65m)

A third double, this one with a window overlooking the rear garden.

Bedroom Four

8'1" x 6'3" (2.48m x 1.93m)

Single bedroom, suitable possibly as a home office or dressing room.

Family Bathroom

8'2" x 5'6" (2.49m x 1.70m)

The bathroom has been newly installed and is fitted with a modern white suite comprising of a bath with glass shower screen and thermostatic shower, WC and contemporary vanity unit with integrated basin. The room is fully lined with stylish wall panelling and further benefits from a chrome heated towel rail, recessed ceiling lighting and quality flooring..

Garage and Driveway

Vehicular access is via a metal up-and-over door and there is a pedestrian door to the rear leading to the back of the property. There is power and light. There is a driveway to the front with parking for 2 cars

Gardens

To the rear of the property is a generous enclosed garden, offering an excellent outdoor space for families and entertaining. The garden is predominantly laid to lawn and is complemented by several decked seating areas, providing flexible space for outdoor dining, play, or relaxing in the warmer months. Fully enclosed by timber fencing for privacy and security, the garden also includes a timber shed for additional storage and enjoys a good degree of seclusion from neighbouring properties.

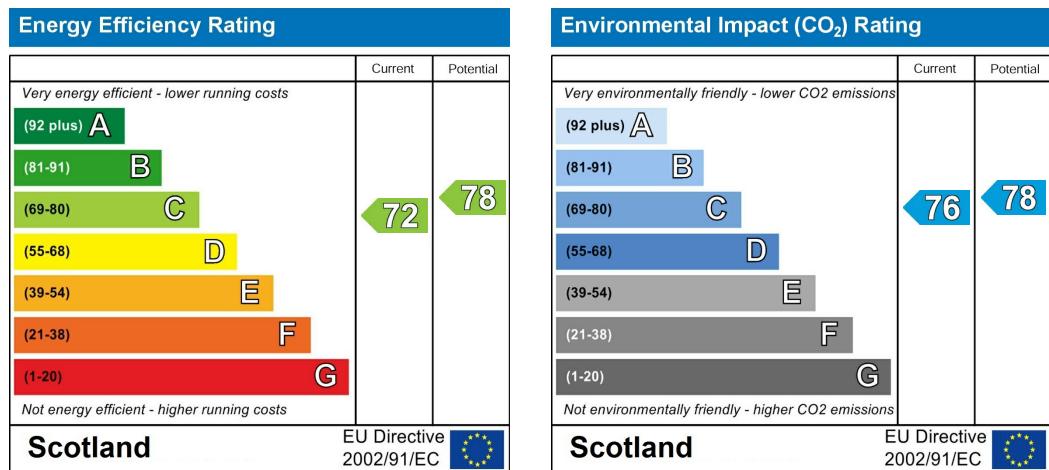


Tel: 01228 580913





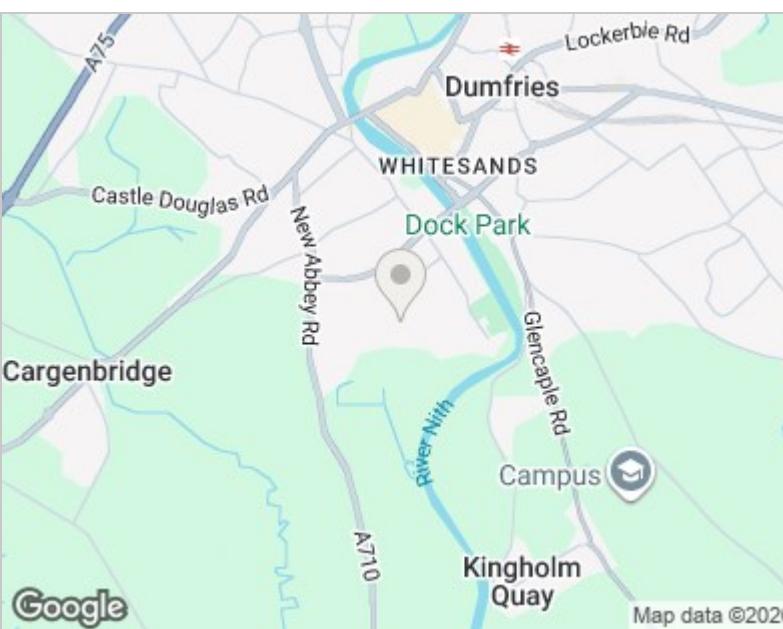
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 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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