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Bloomfield

Edinburgh Road, Dumfries, DG1 1SG

Offers Over £85,000

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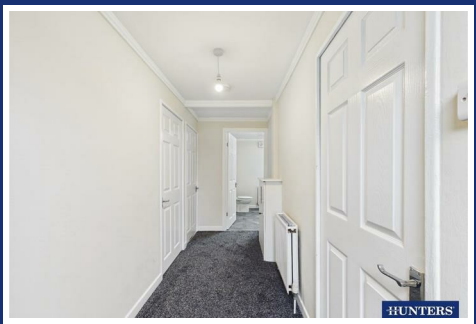
- Two-bedroom, single-storey property
- Bright, open-plan living room and kitchen
- Built-in wardrobe and shelving in bedroom two
- Generously sized rear garden
- Children's play park directly opposite
- Recently refurbished accommodation
- Two well-proportioned double bedrooms
- Updated kitchen with cooker and extractor hood
- Fresh neutral décor throughout, Newly fitted carpets
- EPC - D Council Tax Band - A

Tel: 01387 245898

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Edinburgh Road, Dumfries, DG1 1SG

Offers Over £85,000







Recently refurbished and beautifully presented throughout, this attractive two-bedroom home offers bright, modern accommodation, a generous rear garden and a convenient location directly opposite a children's play park. With fresh neutral décor, newly fitted carpets and updated flooring, the property is ready to move into and would make an excellent choice for first-time buyers, couples or those looking for the convenience of single-storey living.

The accommodation has been thoughtfully refreshed to create a welcoming and comfortable home, with a bright open-plan living room and kitchen providing an ideal space for both everyday living and entertaining. The updated kitchen features a cooker and extractor hood, while the open-plan arrangement creates a practical and sociable living environment.

Both bedrooms are well-proportioned doubles, offering comfortable accommodation and flexibility for a variety of needs. Bedroom two also benefits from built-in wardrobe storage and shelving, while a family bathroom completes the internal accommodation.

Outside, the property enjoys a generously sized rear garden, providing excellent potential for outdoor seating, gardening or simply relaxing during the warmer months. Open aspects to both the front and rear further enhance the setting, while the children's play park directly opposite is a particularly appealing feature for families.

Combining recently refurbished interiors, practical single-storey accommodation and generous outdoor space, this is an appealing home with plenty to offer its next owners.

EPC Rating: D | Council Tax Band: A

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

Entrance Hall

Steps with handrails lead to the front entrance, opening into a bright and welcoming entrance hall. The hall has been freshly decorated in neutral tones and benefits from newly fitted carpeting, continuing the modernised presentation found throughout the property.

Lounge

The well-proportioned lounge forms part of an open-plan layout with the kitchen, creating a practical and sociable living space. A large window to the front allows natural light to flow into the room, while the neutral décor and newly fitted carpeting enhance the fresh, contemporary feel.

Kitchen

Open plan to the living room, the kitchen has been updated to provide a fresh and functional space. The kitchen benefits from a window to the side, allowing natural light into the room, together with newly fitted flooring. A cooker and extractor hood are fitted, complementing the modernised presentation.

A rear door provides direct access to the garden, offering convenient access to the outdoor space.

Principle Bedroom

Situated to the front of the property, bedroom one is a generously proportioned double bedroom featuring a large window overlooking the surrounding area and children's play park opposite. The open outlook provides a pleasant aspect, with no property directly opposite. The room has been freshly decorated in neutral tones and benefits from newly fitted carpeting.

Bedroom Two

Positioned to the rear, bedroom two is another well-proportioned double bedroom enjoying an outlook over the rear garden and the leafy surroundings beyond. With no properties directly behind, the room benefits from an open aspect. Built-in shelving and a built-in wardrobe provide useful integrated storage, while the neutral décor and newly fitted carpeting complete the room.

Bathroom

The generously sized bathroom has been updated with fresh finishes and newly fitted flooring. The suite comprises a white bath with an electric shower over, a glass shower screen, wash hand basin and WC.

Front Garden

To the front, the property benefits from garden grounds bordered by hedging, providing a degree of natural screening. A paved pathway with stone sections leads towards the entrance, with the remaining area laid to lawn. The garden would benefit from some general maintenance and tidying, offering scope for a purchaser to personalise the outdoor space.

Rear Garden

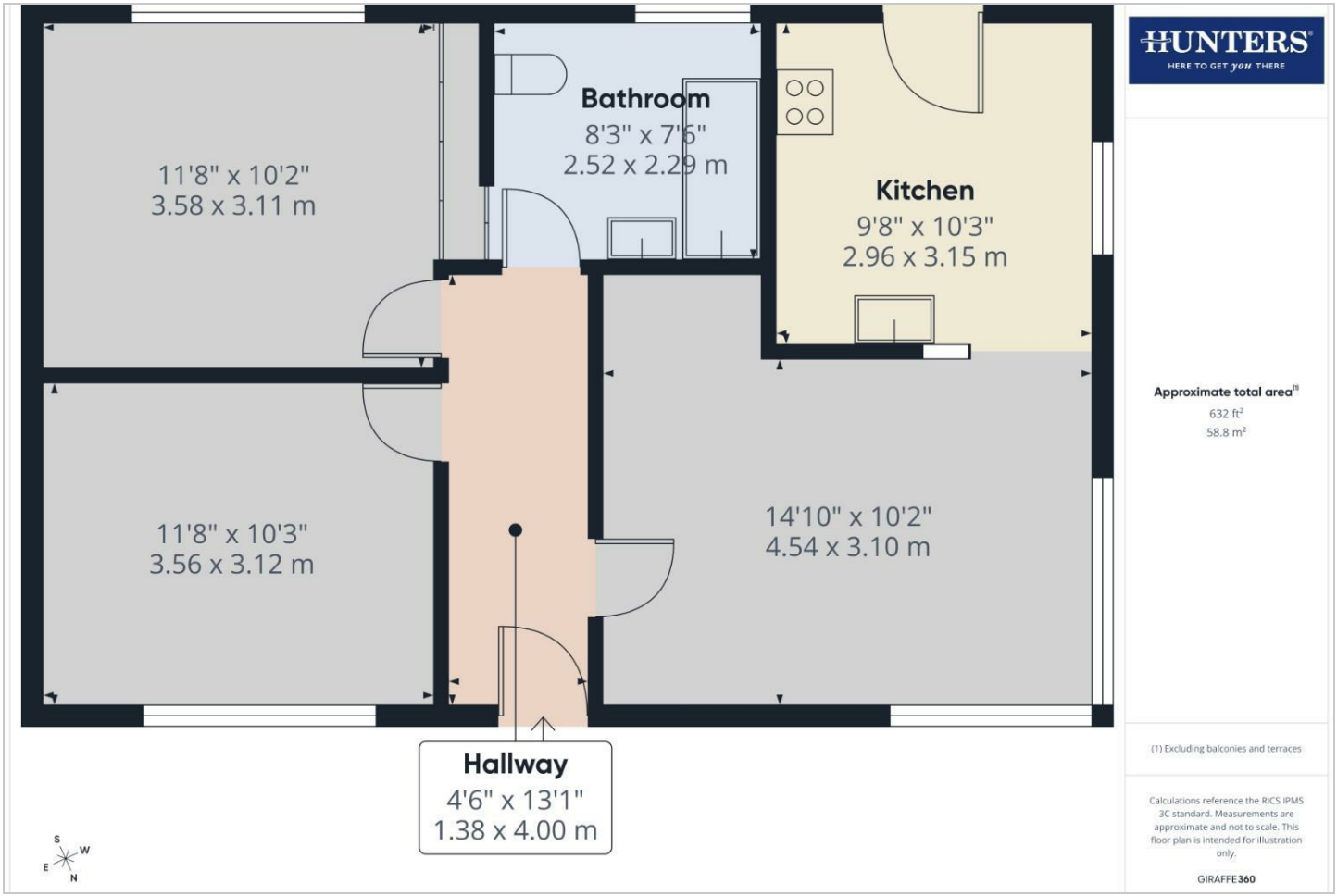
Accessed directly from the kitchen, the rear garden is a generous outdoor space with a small paved area and patio, providing scope for outdoor seating. The remainder is predominantly laid to lawn, with established shrubs and greenery along the boundaries.

Timber fencing borders one side, while established bushes and a traditional stone boundary wall define other sections of the garden. Mature trees and greenery beyond create a leafy backdrop and an open outlook. The garden would benefit from some general maintenance and tidying, offering an opportunity for a purchaser to make the space their own.

Side Garden

The property has external access alongside the house, with steps providing access around the side towards the rear garden. The surrounding garden boundaries include established vegetation and fencing.

Floorplan


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Bathroom
8'3" x 7'6"
2.52 x 2.29 m
Kitchen
9'8" x 10'3"
2.96 x 3.15 m
11'8" x 10'2"
3.58 x 3.11 m
11'8" x 10'3"
3.56 x 3.12 m
14'10" x 10'2"
4.54 x 3.10 m
Hallway
4'6" x 13'1"
1.38 x 4.00 m
S
W
E
N
Approximate total area(1)
632 ft²
58.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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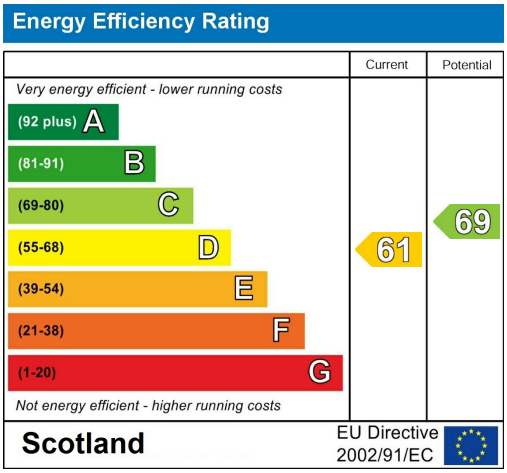


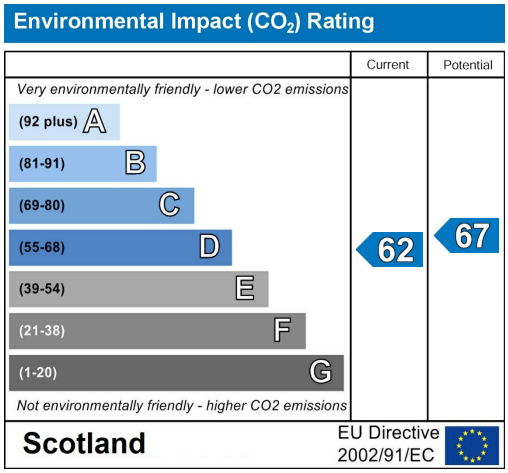






Energy Efficiency Graph





Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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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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The Property Ombudsman