



A B & A
Matthews

*9 Elder Avenue,
Dumfries,
DG2 0NL*

Offers in the region of £105,000

Dumfries known as the “Queen of the South,” offers an appealing blend of heritage, countryside living, and modern amenities. The town provides a strong range of national and independent shops, supermarkets, cafés, restaurants, leisure facilities, healthcare services, and educational options, making it a well-rounded destination for families and visitors alike. Dumfries benefits from several well-regarded primary and secondary schools, a modern leisure centre with swimming and fitness facilities, healthcare services centred around Dumfries and Galloway Royal Infirmary, and seasonal ice skating opportunities at local leisure venues and festive events.

Set along the banks of the River Nith, the town combines historic character with easy access to outdoor adventure, including the nearby Galloway Forest Park and the renowned 7stanes mountain biking trails.



Council Tax Band: B

Tenure: Freehold

**EPC Energy Efficiency Rating:
D**

**EPC Environmental Impact
Rating: C**

Key Features

- Three-bedroom property
- Double glazing
- Gas central heating
- Spacious accommodation throughout
- Excellent storage provision
- Some upgrading required
- Excellent potential
- Ideal family home or investment opportunity



This spacious three-bedroom property offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers seeking a family home with potential. Benefiting from double glazing and gas central heating, the property features a bright family lounge, fitted kitchen, ground floor wet room, and excellent built-in storage. Externally, the garden ground to the front of the property is laid to lawn with flowering borders and the rear of the property is grass for ease of maintenance. While some upgrading is required, the property offers fantastic scope for improvement and would suit a range of purchasers, including families and investors alike.

Accommodation

Ground Floor

Hall – 4.50m x 2.03m

Welcoming entrance hall accessed via a UPVC entrance door with ornate glazed panel.

Lounge – 4.90m x 3.80m

A spacious and bright family lounge featuring a front-facing window overlooking the garden, providing an excellent everyday living and entertaining space.

Kitchen – 3.45m x 2.75m

Fitted with a good range of wall and base units complemented by ample worktop space and an inset stainless steel sink with drainer. Rear-facing window overlooking the garden. Space and plumbing for a washing machine together with space for a slot-in cooker. Built-in cupboard housing the gas central heating boiler. Radiator.



Rear Hall – 1.40m x 1.10m

Useful understairs storage cupboard and direct access to the rear garden.

Wet Room – 2.00m x 1.65m

Partially wet-wall panelled and fitted with a white suite comprising WC, wash hand basin, and electric shower. Extractor fan.

First Floor

Landing

Built-in shelved storage cupboard and hatch providing access to the attic.

Bedroom 1 – 3.35m x 3.34m

Front-facing double bedroom with built-in shelved and hanging wardrobe. Radiator.



Bedroom 2 – 4.07m x 3.75m

Generously proportioned double bedroom with two front-facing windows, built-in wardrobe, and radiator.

Bedroom 3 – 4.76m x 2.70m

Spacious double bedroom with two rear-facing windows, built-in shelved and hanging wardrobes, and radiator.



Outside

The front garden is mainly laid to lawn with established flower borders containing a variety of flowering plants, while the rear garden is designed for ease of maintenance and laid mainly to grass. Garden Shed.

Services

The property benefits from mains supplies of water, gas, and electricity, together with connection to the mains drainage system.



Floorplans are indicative only - not to scale
Produced by Plushplans

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.

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38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamattthews.com

The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.