



1A, Gloucester Avenue
Dumfries
DG2 9HT
Offers in the region of £225,000



 **01387 739000**
 **info@jhslaw.co.uk**

1A, Gloucester Avenue, Dumfries, DG2 9HT

PROPERTY SUMMARY

This beautifully-presented detached house is situated in the popular and sought-after residential area of Hardthorn, Dumfries.

The property accommodation comprises of an entrance hall, lounge, dining room, kitchen, ground floor WC, three double bedrooms and a family bathroom.

Externally, the property benefits from wraparound gardens, with an detached garage and driveway providing convenient off-street parking.

The area provides good routes to Dumfries & Galloway Hospital and Dumfries town centre, which is located minutes away by car, with bus routes to both in the immediate vicinity of the property. Leisure facilities in the area include Palmerston Park, and Dumfries Ice Bowl. The Cuckoo Bridge retail park, with supermarkets, petrol station, retail stores and fast-food restaurants is also just a short stroll away.

This property is in genuine walk-in condition, making it ideally suited to young and/or growing families.

EPC = D.

- ***Beautifully-Presented Detached House***
- ***Three Double Bedrooms***
- ***Family Bathroom & Ground Floor WC***
- ***Detached Garage & Driveway/Off-Street Parking***
- ***Situated In The Popular Area Of Hardthorn, Dumfries***
- ***Ideally Suited To Young And/Or Growing Families***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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DG1 2NS



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Property Description

This beautifully-presented detached house is situated in the popular and sought-after residential area of Hardthorn, Dumfries.

The property benefits from well proportioned rooms in a generous corner plot, with accommodation comprising an entrance hall, lounge, dining room, kitchen and WC to the ground floor, with three double bedrooms and a bathroom to the first floor.

Externally, the property benefits from wraparound gardens, with an detached garage and driveway providing convenient off-street parking. The gardens are mainly laid to well-maintained lawns, creating an enjoyable outdoor space for relaxing and gardening.

Gloucester Avenue is situated within the Hardthorn area of Dumfries. The area provides good routes to Dumfries & Galloway Hospital and Dumfries town centre, which is located minutes away by car, with bus routes to both in the immediate vicinity of the property. Leisure facilities in the area include Palmerston Park, home of Queen of the South Football Club, and Dumfries Ice Bowl. The Cuckoo Bridge retail park, with supermarkets, petrol station, retail stores and fast-food restaurants is also just a short stroll away.

This property is in genuine walk-in condition, making it ideally suited to young and/or growing families.

Entrance Hall

Access into the property is directly into the Entrance Hall, where stairs lead to first floor level. The Entrance Hall benefits from two built-in storage cupboards, providing the property with generous storage.



Lounge

13'5" x 11'9" or thereby

Located to the front of the property, the Living Room features a gas fire with decorative surround and hearth.

Dining Area

9'2" x 9'10" or thereby

Open-plan in design with the Living Room through an attractive archway.

Kitchen

14'5" x 11'1" or thereby

The Kitchen comprises a generous range of fitted base and wall units and complementary work surfaces, with integrated electric oven and hob with extractor over, and a stainless steel sink and drainer unit. There is a breakfast bar, and spaces are available for various free-standing white goods.

Ground Floor WC

2'11" x 4'7" or thereby

Consisting of a WC with concealed cistern, and a wash hand basin with useful vanity unit.

Bedroom One

13'5" x 10'5" or thereby

A double bedroom situated to the front of the property, benefitting from a built-in wardrobe.

Bedroom Two

13'9" x 8'10" or thereby

A second double bedroom, also benefitting from a built-in wardrobe.





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Bedroom Three

9'10" x 9'10" or thereby

A third double bedroom, again benefitting from a built-in wardrobe.

Bathroom

6'6" x 6'2" or thereby

Comprising a corner bath with mains-powered shower unit over, a wash hand basin and vanity unit, and a WC with concealed cistern.

Outside

Occupying a generous corner plot, the property benefits from a detached garage and driveway/off-street parking, whilst the wraparound gardens are mainly laid to lawn, with garden boundary wall to the front. A block paved pathway links the front of the property to the driveway at the rear.

EPC = D

Viewing Arrangements

Please contact JHS LAW on (01387) 739000 to arrange a viewing.





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GROUND FLOOR



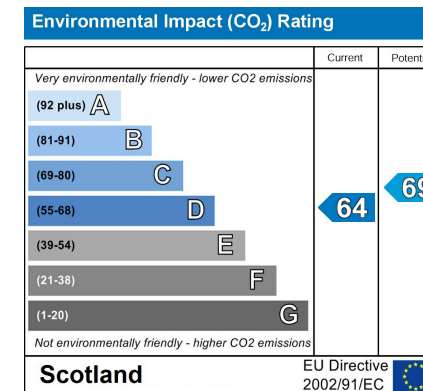
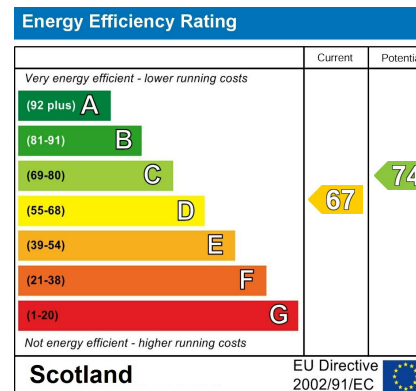
1ST FLOOR



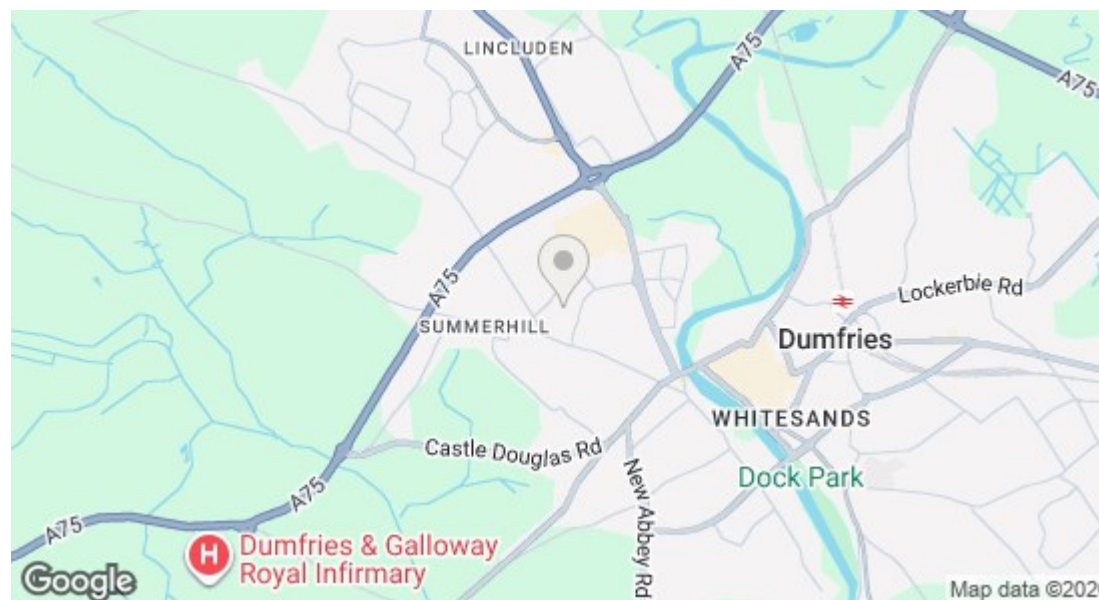
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Detached	Freehold	E	D	D



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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