



Little Brae

Locharbriggs, Dumfries, DG1 1UR

Offers Over £110,000



- Two-bedroom semi-detached home
- Ideal opportunity for first-time buyers, downsizers or investors
- Gas central heating and double glazing throughout
- Two generous double bedrooms with excellent storage
- Excellent scope for cosmetic modernisation and personalisation
- Quiet cul-de-sac location within popular Locharbriggs
- Spacious dual-aspect lounge with former fireplace
- Logic Combi 30 boiler installed within the last five years
- Mature front, side and rear gardens with greenhouse and shed
- EPC Rating: D | Council Tax Band: C

Little Brae

Locharbriggs, Dumfries, DG1 1UR

Offers Over £110,000



Hunters Dumfries are delighted to present to the market this two-bedroom semi-detached home situated within a quiet cul-de-sac in the popular residential area of Locharbriggs. Offering well-proportioned accommodation together with generous garden grounds, the property presents an excellent opportunity for purchasers seeking a home they can modernise and personalise to their own tastes.

Viewings strictly by appointment only through Hunters Dumfries. Contact 01387 245898 or email dumfries@hunters.com.

EPC – D | Council Tax Band – C

Internally, the property benefits from gas central heating and double glazing throughout, with a Logic Combi 30 boiler installed within the last five years and understood to remain under warranty. The accommodation comprises a spacious dual-aspect lounge, kitchen, two double bedrooms and a fully tiled shower room. Whilst cosmetic updating would now be beneficial, the property offers a solid foundation and excellent scope for enhancement.

Externally, the property enjoys substantial garden grounds to the front, side and rear. The rear garden is a particular feature, incorporating mature apple trees, established rose beds, a greenhouse, garden shed and a variety of mature shrubs and planting. Having been cultivated over many years, the garden offers tremendous potential for gardening enthusiasts wishing to restore and enhance an already well-established outdoor space.

Locharbriggs remains one of Dumfries' most popular residential locations, benefiting from local amenities, primary schooling and regular transport links into Dumfries town centre. Situated within a peaceful cul-de-sac with no passing traffic, the property will appeal to first-time buyers, downsizers and investors alike.

Tel: 01387 245898

Entrance Hall

Entered via the front door with side screen window, the welcoming entrance hall provides access to the lounge and staircase leading to the first floor. The hall benefits from an understair storage cupboard, cloak area and additional storage housing the electrical installation.

Lounge

A spacious dual-aspect reception room enjoying windows to both the front and rear elevations, allowing excellent natural light throughout the day. The room features a former fireplace with hearth and surround creating an attractive focal point. A gas supply point remains in situ, potentially offering purchasers the opportunity to reinstate a gas fire, subject to any necessary inspections and approvals. A well-proportioned family living space offering excellent potential for modernisation.

Kitchen

The kitchen is fitted with a range of low-level and high-level storage units complemented by work surfaces and tiled splashbacks. A stainless steel sink and drainer is positioned beneath the rear-facing window, whilst a rear door provides direct access to the garden. The kitchen accommodates a freestanding electric cooker together with space and plumbing for additional appliances. Characterful timber wall panelling and parquet-effect flooring add interest to the room, whilst the overall layout offers purchasers an excellent opportunity to modernise and create a kitchen tailored to their own requirements.

First Floor Landing

Staircase with handrails to either side leading to the first floor landing. Window to the side elevation providing natural light. Loft access. Doors leading to both bedrooms and shower room.

Bedroom One

A generous double bedroom benefiting from two windows to the front elevation. The room offers excellent storage provision through a range of modern fitted wardrobes incorporating hanging rails and shelving, together with an additional storage cupboard housing the Logic Combi 30 boiler. A bright and spacious principal bedroom.

Bedroom Two

A further double bedroom enjoying views over the rear garden. The room benefits from fitted wardrobe and drawer storage together with additional bulkhead storage cupboards, providing practical everyday storage. A well-proportioned second bedroom suitable for a variety of uses.

Shower Room

Fully tiled shower room comprising corner shower

enclosure with electric shower, pedestal wash hand basin and low-level WC. Window to the rear elevation providing natural light. Wood-effect ceiling finish. A practical and functional shower room serving the property.

External Rear

The generous rear garden is a standout feature of the property and has been cultivated over many years. The garden incorporates mature apple trees, established rose beds, a greenhouse, garden shed and a wide variety of mature shrubs, flowering plants and specimen trees creating colour and interest throughout the seasons. The space offers excellent potential for gardening enthusiasts wishing to restore and enhance an already well-established garden, whilst still providing ample room for recreation and outdoor enjoyment. The garden backs onto the local primary school grounds and enjoys a high degree of privacy from surrounding mature planting.

External Front

The front garden is enclosed by a retaining wall with wrought iron gate access and incorporates decorative stone chippings together with a variety of mature shrubs and planting, including an established holly bush. Pathways provide access to both the front entrance and rear garden.

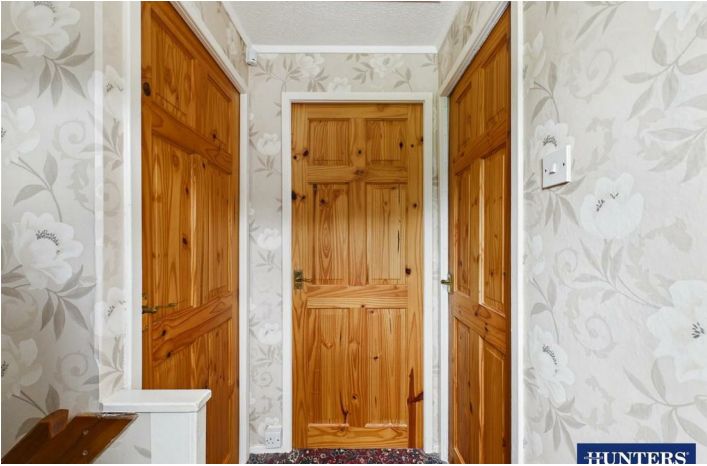
External Side

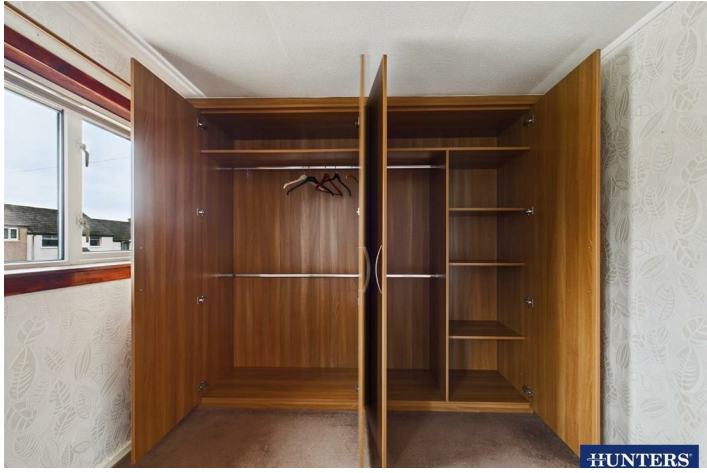
A further garden area is situated to the side of the property, incorporating established planting, mature shrubs and flowering borders. A paved pathway provides access through the garden and offers purchasers the opportunity to further cultivate, landscape or redesign the space to suit their individual requirements

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





HUNTERS



HUNTERS



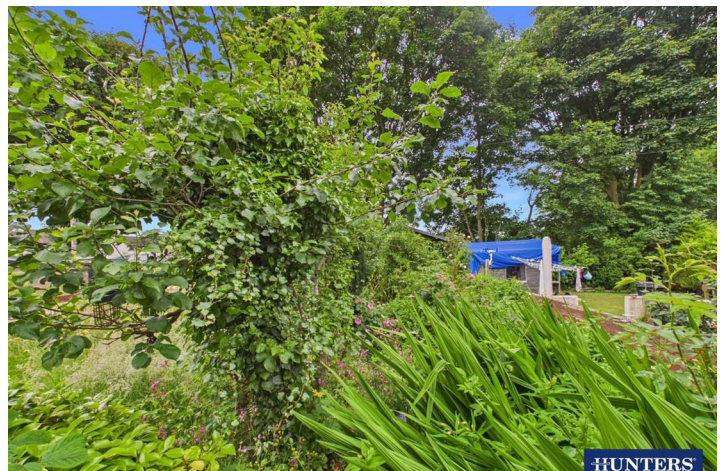
HUNTERS



HUNTERS



HUNTERS



HUNTERS



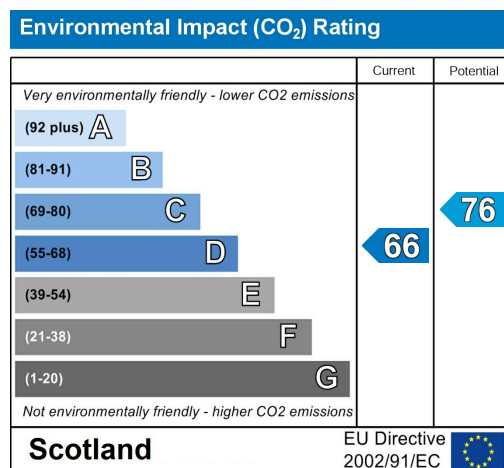
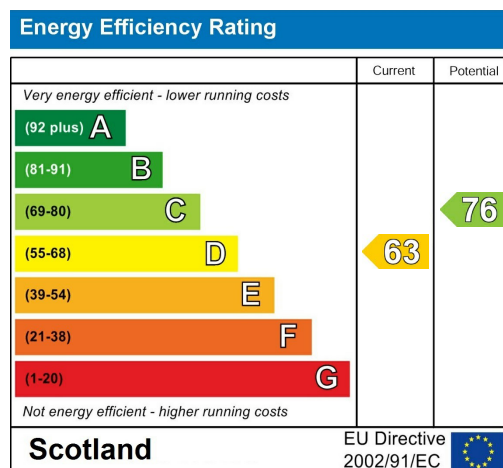
HUNTERS



HUNTERS



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





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.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
<https://www.hunters.com>

