



## Darlison Avenue

Dumfries, DG1 4ET

Offers Over £80,000



- Spacious two-bedroom ground floor maisonette
- Ideal purchase for first-time buyers, downsizers or investors
- Bright and spacious lounge with windows to two elevations
- Two generous double bedrooms
- External storage shed together with communal drying facilities
- Popular Larchfield location within the sought-after DG1 postcode
- Modern electric storage heating and double glazing throughout
- Fitted kitchen with integrated cooking appliances
- Private front and side garden grounds suitable for children and pets
- EPC Rating: F | Council Tax Band: A

# Darlison Avenue

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Offers Over £80,000



Hunters Dumfries are delighted to present to the market this spacious and well-maintained two-bedroom ground floor maisonette, situated within the ever-popular Larchfield area of Dumfries. Offering generous accommodation arranged over two levels, together with private outdoor space and excellent storage, this attractive home is ideally suited to first-time buyers, downsizers or investors seeking a property within a highly convenient DG1 location.

The property benefits from modern electric storage heating, double glazing and smoke alarms throughout, providing both comfort and peace of mind for prospective purchasers. Internally, the accommodation has been thoughtfully arranged to maximise both practicality and space, with a bright and welcoming lounge, fitted kitchen and two generous double bedrooms. Neutral décor throughout allows purchasers the opportunity to move straight in whilst adding their own personal touches over time.

Properties of this type and price range continue to prove exceptionally popular within the local market, particularly those located within established residential areas offering excellent access to everyday amenities. Larchfield benefits from close proximity to local shops, schooling and healthcare facilities, whilst Dumfries town centre is only a short distance away, providing a wider range of retail, leisure and hospitality opportunities. The surrounding transport network also offers excellent connectivity throughout Dumfries and Galloway and beyond. Combining spacious accommodation, private garden grounds and a highly sought-after location, 17 Darlison Avenue presents a fantastic opportunity for a wide variety of purchasers.

EPC Rating: F | Council Tax Band: A

Viewings are strictly by appointment only through Hunters Dumfries. To arrange your viewing, contact the office on 01387 245898 or email [huntersdumfries@hunters.com](mailto:huntersdumfries@hunters.com).

Tel: 01387 245898

## Communal Entrance Hall

### Inner Hallway

Entered via the communal entrance, the property benefits from its own private access door leading into the welcoming entrance hall. Finished with lino flooring, the hall provides access to the kitchen, lounge and staircase to the first floor accommodation. The area further benefits from an electric storage heater and a useful understairs storage cupboard.

### Kitchen

The fitted kitchen comprises an assortment of wall and base units complemented by oak-effect worktop surfaces. Integrated appliances include an electric hob and electric oven, whilst additional provisions include space for a freestanding fridge freezer together with plumbing and space for both a washing machine and tumble dryer. Further features include a dedicated microwave shelf, tiled splashbacks surrounding the work preparation areas and a single stainless steel sink with drainer unit. A front-facing window allows natural light into the room, whilst ceiling strip lighting provides practical illumination.

### Lounge

A bright and spacious reception room enjoying windows to two elevations, allowing an abundance of natural light to flood the space. Presented in neutral tones, the room offers excellent flexibility for a variety of furniture layouts and benefits from an electric storage heater, creating a comfortable environment for everyday family living.

### First Floor Landing

The first floor landing provides access to both bedrooms and the family bathroom.

### Bedroom One

A generous double bedroom benefiting from a large triple window arrangement, allowing excellent levels of natural light. The room is attractively presented in neutral tones and offers ample space for a range of bedroom furnishings. An electric storage heater provides warmth and comfort.

### Bedroom Two

A further well-proportioned double bedroom benefiting from a window allowing natural light into the room. The accommodation is complemented by integrated storage facilities, enhancing the practicality of the space. An electric storage heater is also provided.

### Bathroom

The modern family bathroom comprises a pedestal wash hand basin with contemporary fittings, low-level WC and bath with electric shower positioned over. The bathing area benefits from fitted splashbacks and a glazed shower screen. Additional features include a heated towel rail together with a useful storage cupboard housing the hot water cylinder.

### External

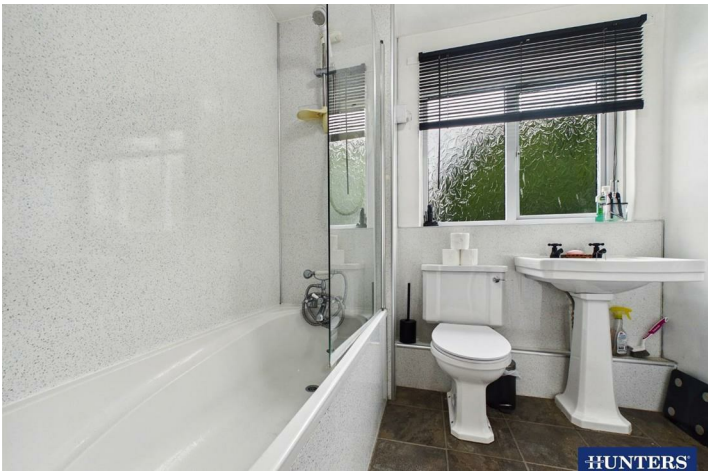
Externally, the property benefits from private garden grounds extending to the front and side of the home, enclosed by fencing and offering an ideal environment for children and pets. Residents also have access to a communal drying area located to the side of the building. In addition, the property benefits from its own external storage shed, providing useful space for bicycles, gardening equipment or outdoor furniture.

### 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

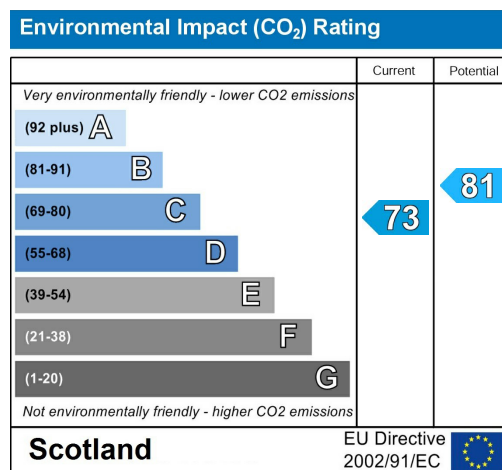
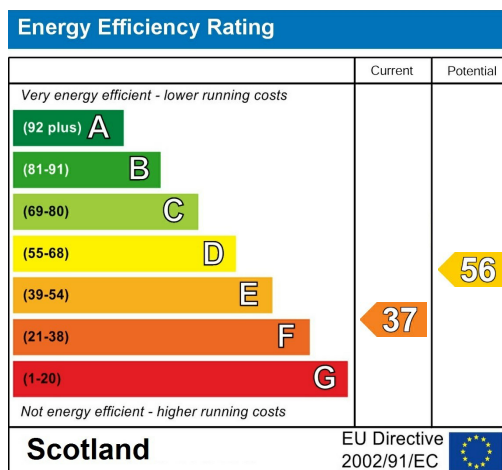






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### Energy Efficiency Graph

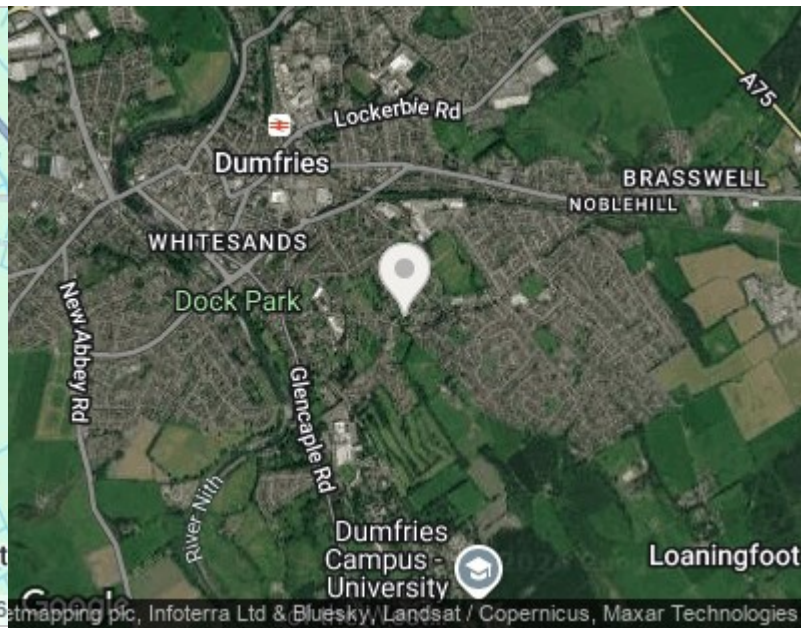
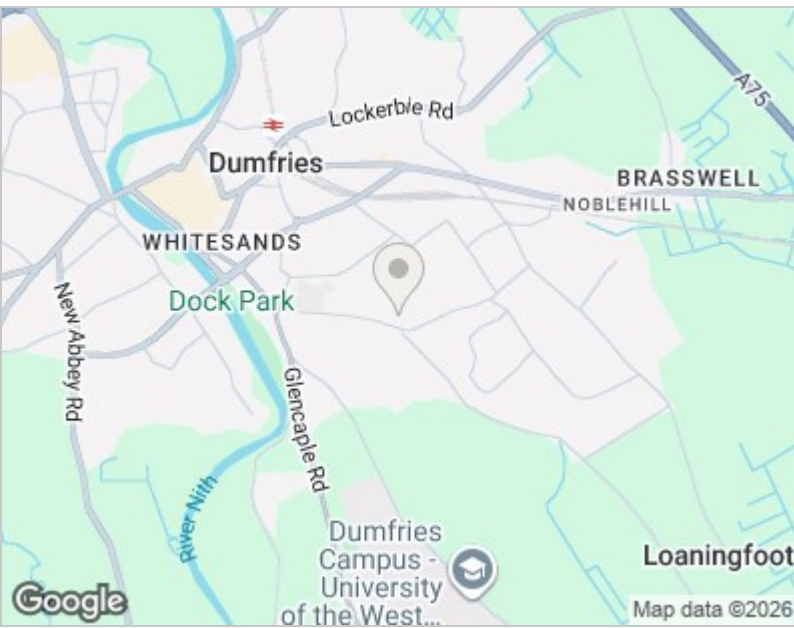


### Viewing

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



Ready to arrange  
your viewing?

To book your appointment,  
contact **Hunters Dumfries** today.



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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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