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HERE TO GET *you* THERE



Balmoral Road

Dumfries, DG1 3BE

Offers Over £100,000

2 | 1 | 2 | F

- Two-bedroom semi-detached bungalow
- Versatile second reception room
- Two well-proportioned bedrooms
- Detached garage
- Popular Balmoral Road location
- Spacious living room
- Bright sunroom/conservatory
- Generous driveway parking
- Low-maintenance enclosed gardens
- EPC Rating: F | Council Tax Band: C

Tel: 01387 245898

Balmoral Road

Dumfries, DG1 3BE

Offers Over £100,000







Hunters Dumfries are delighted to present this two-bedroom semi-detached bungalow, situated within the popular and well-established Balmoral Road area of Dumfries. Offering generous and versatile single-level accommodation, together with excellent outside space, driveway parking and a detached garage, the property presents an excellent opportunity for purchasers seeking a bungalow they can modernise and personalise over time.

Internally, the accommodation offers considerably more space than first appearances may suggest, comprising two well-proportioned bedrooms, a spacious living room, versatile second reception room, fitted kitchen and family bathroom. A particular feature is the bright sunroom/conservatory overlooking the rear garden, providing an additional living space to enjoy throughout the year. Whilst perfectly usable in its current form, the property would benefit from a programme of cosmetic updating and modernisation, allowing the next owners to make the home their own.

Externally, a generous driveway provides off-road parking for approximately two to three vehicles and leads to the detached garage. The front and rear gardens have been designed with ease of maintenance in mind, with the enclosed rear garden offering paved patio and seating areas complemented by mature trees and established planting.

Balmoral Road is ideally positioned for access to Dumfries town centre and a wide range of shops, supermarkets, schools, healthcare facilities and public transport links, making this an excellent location for those looking to enjoy convenient single-level living.

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

EPC Rating: F | Council Tax Band: C

Entrance Porch

The property is entered via a welcoming entrance porch which provides access into the main hallway. A useful cupboard houses the electricity meter and fuse board, with lighting provided.

Inner Hallway

The hallway provides access to the principal accommodation and benefits from a useful storage cupboard, ideal for coats and shoes. Finished with fitted carpeting and neutral décor, it creates a welcoming first impression.

Lounge

Positioned to the rear of the property, the generously proportioned living room offers a comfortable reception space with neutral décor and fitted carpeting throughout. The room enjoys a pleasant outlook over the rear garden and provides direct access into the adjoining sunroom/conservatory, creating an excellent space for both relaxing and entertaining.

Family Room / Dining Room

Located opposite the living room, this versatile second reception room offers flexibility as either a formal dining room or additional family room. Finished in neutral tones with fitted carpet, it provides ample space for everyday family living.

Sunroom

Accessed directly from the living room, the sunroom/conservatory is a bright and welcoming addition to the home. Enjoying an abundance of natural light and attractive views over the rear garden, it provides an ideal space for relaxing throughout the year.

Kitchen

Accessed from the family/dining room, the kitchen is fitted with a range of wood-effect wall and base units complemented by laminate worktops. A stainless-steel sink with swan-neck mixer tap sits beneath a large rear-facing window, allowing an abundance of natural light into the room. Wood-effect laminate flooring provides a practical finish, while a rear door offers direct access to the garden.

Bedroom One

Situated to the front of the property, the generously sized principal bedroom benefits from a large front-facing window, allowing plenty of natural light. Finished with neutral décor and fitted carpeting, it provides a comfortable double bedroom.

Bedroom Two

Bedroom Two is another well-proportioned room located to the front of the property. A large bay window creates an attractive feature while filling the room with natural light. Finished with neutral décor and cream carpeting, it would suit a guest bedroom, nursery or home office.

Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash hand basin. A rear-facing window provides natural light and ventilation. The existing suite offers excellent potential for modernisation, allowing the next owner to personalise the space to their own taste.

External Front

To the front, the property enjoys an attractive stone-chipped garden with established shrubs and a mature tree, creating excellent kerb appeal

Driveway/Garage

. A substantial driveway provides off-street parking for approximately two to three vehicles, in addition to on-street parking, and leads to the detached garage.

Rear Garden

The enclosed rear garden has been designed with ease of maintenance in mind and is predominantly paved. A patio seating area offers an ideal setting for outdoor dining and entertaining. Mature trees, shrubs and an established holly bush provide a good degree of privacy, while boundary walling completes this pleasant outdoor space.

Floorplan


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Sunroom
8'10" x 8'11"
2.71 x 2.73 m
Living Room
10'3" x 12'10"
3.14 x 3.92 m
Bathroom
5'2" x 5'11"
1.60 x 2.73 m
Kitchen
11'10" x 6'11"
3.61 x 2.12 m
Living Room
11'9" x 10'8"
3.59 x 3.26 m
Hallway
3'11" x 14'4"
1.21 x 4.39 m
Bedroom
11'6" x 13'9"
3.51 x 4.20 m
11'9" x 11'9"
3.59 x 3.59 m
Entry
3'11" x 2'10"
1.21 x 0.89 m
W
S
N
E
Approximate total area(1)
856 ft²
79.6 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.
GIRAFFE360


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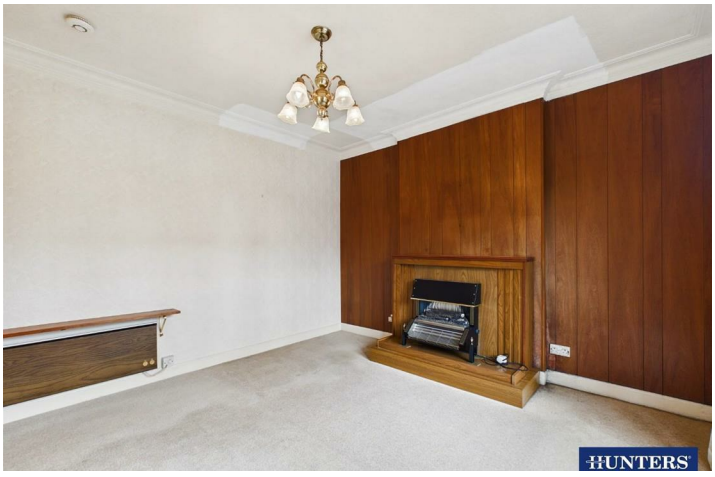

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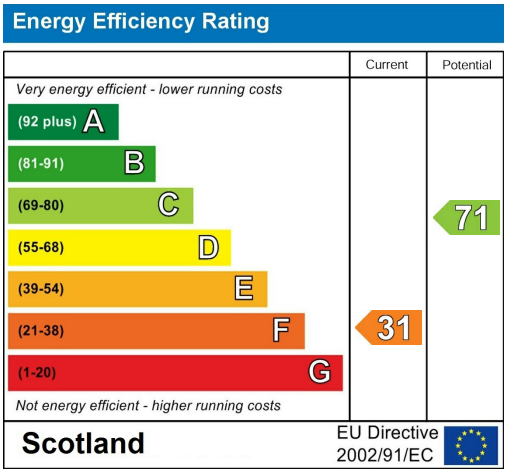


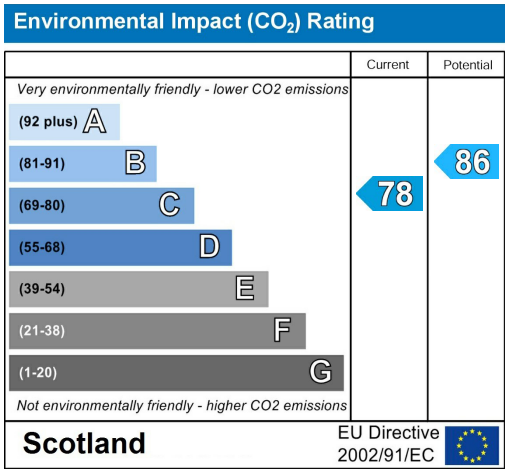






Energy Efficiency Graph





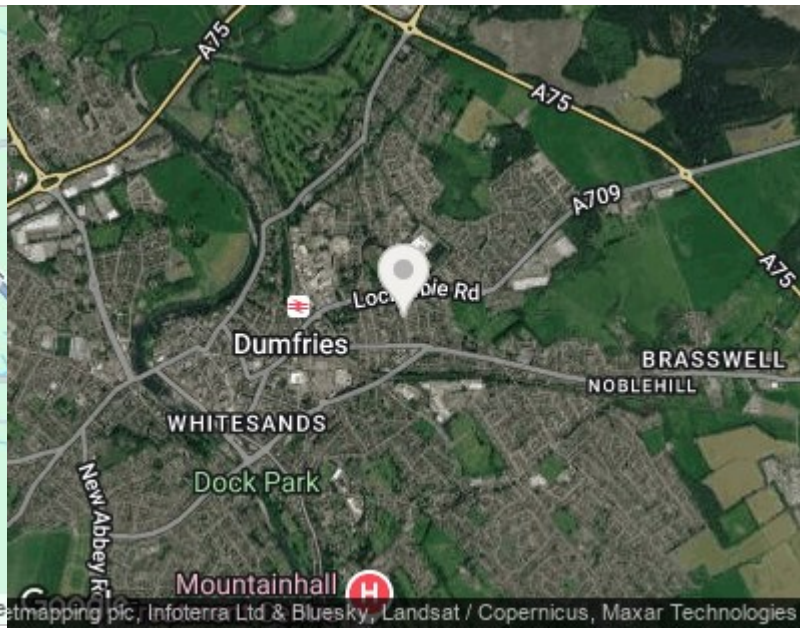
Viewing

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