



## Kenilworth Road

Dumfries, DG2 0HB

Offers Over £120,000



- Beautifully refurbished two-bedroom end-terrace home
- Bright and spacious dual-aspect lounge-diner
- Ground floor cloakroom WC
- Contemporary family bathroom with floor-to-ceiling tiling around the bath and shower area
- Enclosed rear garden with lawn, patio area and outdoor tap
- Presented in true walk-in condition throughout
- Modern kitchen-breakfast room with ample storage and dining space
- Two generous double bedrooms with excellent built-in storage
- Block-paved driveway providing off-street parking for multiple vehicles
- EPC Rating: C | Council Tax Band: B

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Hunters Dumfries are delighted to present to the market this beautifully refurbished two-bedroom end-terrace home, situated within the ever-popular residential area of Lochside, Dumfries. Having undergone a programme of recent improvements, the property is offered to the market in true walk-in condition, benefiting from fresh decoration throughout, new flooring and carpets, contemporary ceiling finishes with recessed spotlights and a bright, neutral colour palette that will appeal to a wide range of purchasers.

Internally, the property offers spacious and well-balanced accommodation designed to suit modern living. The generous lounge-diner enjoys an abundance of natural light from windows to both the front and rear elevations, whilst the stylish kitchen-breakfast room provides a practical and sociable space at the heart of the home. With two excellent double bedrooms, impressive built-in storage throughout and attractive outdoor space, this property represents an ideal opportunity for first-time buyers seeking a home ready to enjoy from day one, downsizers looking for low-maintenance living or investors searching for a ready-to-let addition to their portfolio.

EPC Rating: C | Council Tax Band: B

Viewings are strictly by appointment only through Hunters Dumfries. Contact the office on 01387 245898 to arrange your viewing.

### Entrance Hall

Accessed via the side entrance door, the welcoming entrance hall provides access to the cloakroom WC, kitchen-breakfast room and lounge-diner, whilst also housing the property's boiler. Finished to a high standard, the hall benefits from contemporary décor together with a modern gloss ceiling incorporating recessed spotlights.

### Kitchen - Breakfast Room

A well-appointed kitchen offering an assortment of wall and base units providing excellent storage and preparation space. Integrated appliances include an electric hob with stainless steel extractor hood above together with an electric oven. There is designated space and services for both a washing machine and a freestanding fridge freezer. The room also provides ample space for a breakfast table or informal dining area, making it ideal for both everyday living and entertaining. Finished with recessed ceiling spotlights and modern décor throughout.

### Lounge - Dining Room

A particularly spacious dual-aspect reception room extending from the front to the rear of the property. Large windows to both elevations flood the room with natural light, enhancing the sense of space and creating a bright and welcoming environment. Finished in attractive neutral tones, the room offers flexibility for both lounge and formal dining furniture arrangements.

### Ground Floor W.C

Conveniently located on the ground floor and comprising a low-level WC together with a vanity-style wash hand basin. A window to the front elevation provides natural light and ventilation.

### First Floor Landing

The first floor landing benefits from a large side-facing window allowing additional natural light into the upper level. There is access to the loft space together with an airing cupboard providing further practical storage.

### Bedroom One

A generous double bedroom positioned to the front of the property, benefiting from two windows which create a bright and airy atmosphere. The room further benefits from two built-in storage cupboards, one offering hanging space and the other fitted with shelving, providing excellent storage solutions.

### Bedroom Two

A further spacious double bedroom overlooking the rear garden. This room also enjoys the advantage of two built-in storage cupboards, including both hanging and shelved storage, ensuring practicality without compromising on floor space.

### Bathroom

The well-presented family bathroom comprises a bath with shower positioned over, pedestal wash hand basin and low-level WC. A fitted vanity unit provides additional storage, whilst the bath and shower area has been fully tiled from floor to ceiling for ease of maintenance and a contemporary finish. A rear-facing window provides natural light and ventilation.

### External Rear

A pathway to the side of the property provides access to the enclosed rear garden, which has been designed with ease of maintenance in mind. The rear garden features a combination of paved patio and lawned areas, together with an outside tap and three fixed drying poles, creating a practical and enjoyable outdoor space for a variety of lifestyles.

### Driveway

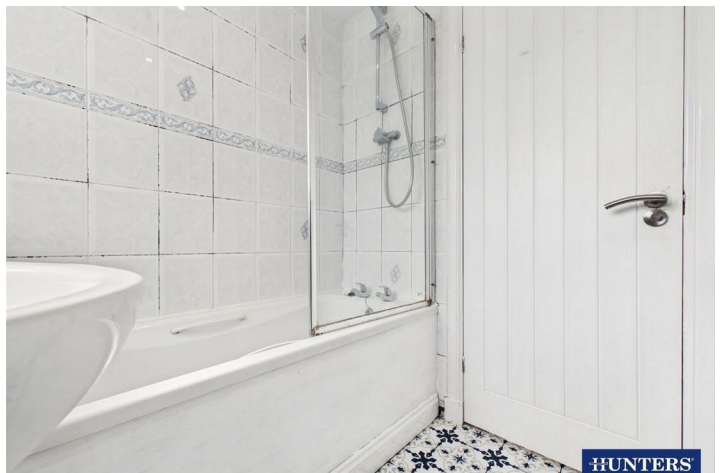
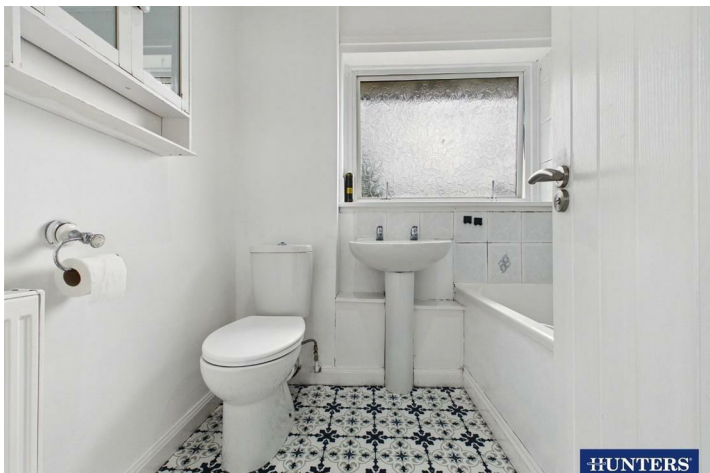
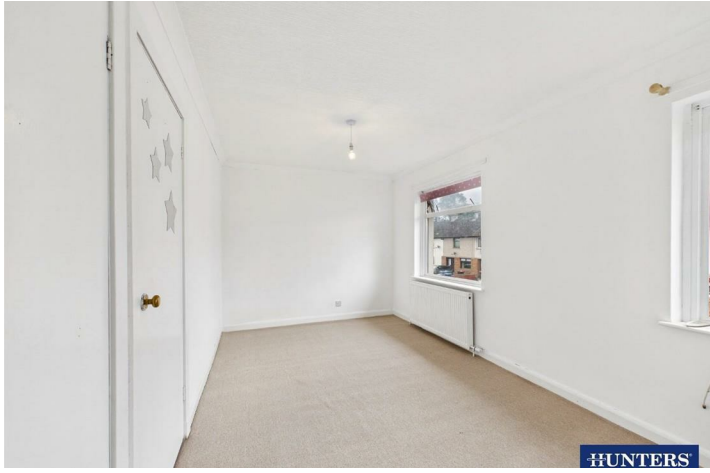
A substantial block-paved driveway provides off-street parking for approximately two to three vehicles.

### External Front

To the front of the property, a lawned garden is complemented by steps and a pathway leading to the entrance door.

# Floorplan

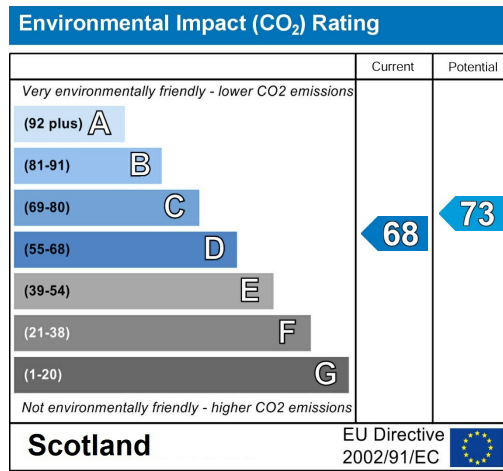
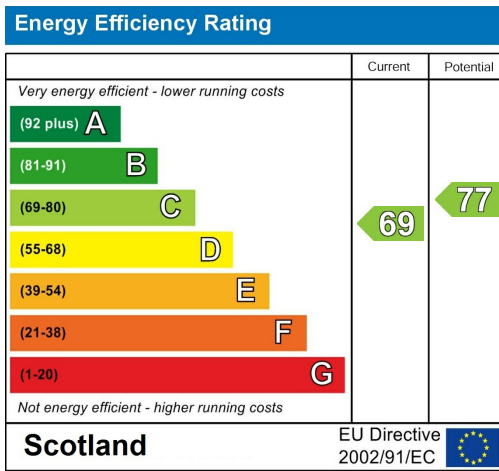






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### Energy Efficiency Graph



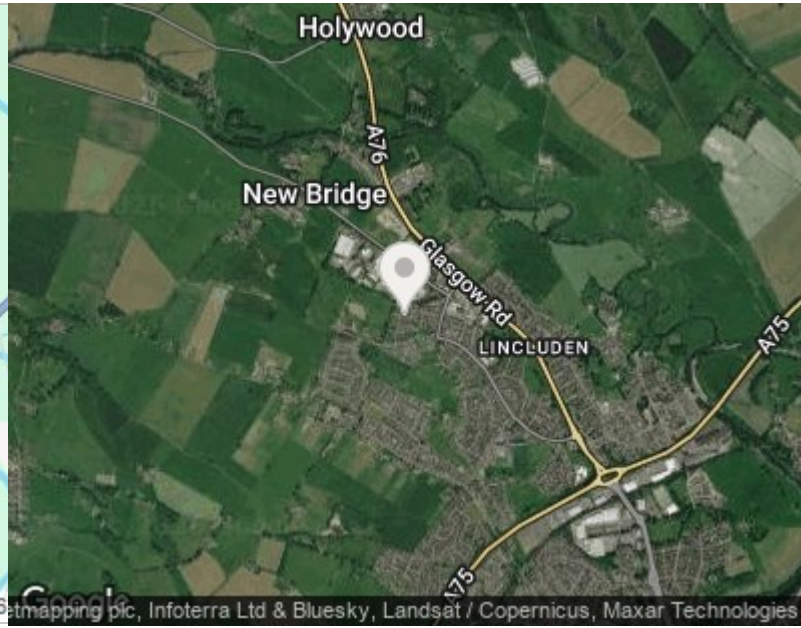
### Viewing

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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.

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