



## Murdoch Close

Dalbeattie, DG5 4UP

Offers Over £200,000



- Modern three-bedroom detached home in popular Dalbeattie location
- Spacious lounge with open-plan flow to dining area
- Bespoke navy kitchen with breakfast bar and farmhouse sink
- Versatile third bedroom / home office
- Enclosed, low-maintenance rear garden with patio

- Well-presented throughout in neutral tones, move-in ready
- Stylish kitchen/dining room with French doors to garden
- Two double bedrooms with fitted storage
- Modern shower room with double enclosure and vanity unit
- EPC – C | Council Tax Band – D

# Murdoch Close

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Offers Over £200,000



Hunters Dumfries are proud to present this beautifully presented three-bedroom detached family home, offering modern, well-balanced accommodation within a sought-after residential development in the coastal town of Dalbeattie. Finished in neutral tones throughout and ready for immediate occupancy, the property provides an ideal opportunity for families, first-time buyers or those seeking a move-in ready home in a highly desirable location.

EPC – C

Council Tax Band – D

Viewings by appointment only – contact Hunters Dumfries on 01387 245898

Internally, the property offers a welcoming entrance hall, a spacious and naturally bright lounge with open-plan flow into a contemporary kitchen/dining room, thoughtfully designed to form the true heart of the home. With French doors opening onto the rear garden, the layout is perfectly suited to modern family living and entertaining. The ground floor is further enhanced by a convenient cloakroom WC and practical storage.

To the first floor, the property continues to impress with three well-proportioned bedrooms, including two generous doubles with fitted storage, alongside a stylish and modern shower room. The overall layout has been carefully considered to maximise both space and functionality, making it a home that adapts effortlessly to a variety of lifestyles.

Externally, the property benefits from off-street parking for multiple vehicles and an attractive frontage, while the rear garden has been designed for low maintenance without compromising on usability or enjoyment. Fully enclosed and offering a high degree of privacy, the garden provides an excellent space for relaxing, entertaining or family use.

Situated within Dalbeattie, the property enjoys access to a strong range of local amenities, schooling and outdoor pursuits, with the Solway Coast, Dalbeattie Forest and nearby coastal villages all within easy reach. Combining modern living with lifestyle appeal, this is a fantastic opportunity to secure a quality home

Tel: 01228 584249

### Entrance Hall

Entered via the front door, the hardwood entrance hall provides access to the lounge, downstairs WC and staircase leading to the first floor. A welcoming and practical space, setting the tone for the rest of the property.

### Cloakroom WC

A generously proportioned cloakroom fitted with vinyl flooring, a pedestal wash hand basin and WC. A window to the front allows for natural light, enhancing the bright and airy feel.

### Lounge

A bright and spacious living area positioned to the front of the property, featuring a window allowing for excellent natural light. The lounge offers open-plan flow through to the dining area and benefits from an understairs storage cupboard, providing practical storage solutions.

### Kitchen/Dining Room

The kitchen/dining room has been thoughtfully designed and finished to a high standard, forming a stylish and sociable heart of the home. The space features a bespoke navy shaker-style range of base and wall units complemented by wood-effect work surfaces.

A Belfast-style farmhouse sink with a swan neck tap is positioned beneath the window, allowing for natural light and a pleasant outlook. Integrated appliances include an oven, hob with a modern glass splashback and stainless steel extractor hood, along with space for additional appliances. A cupboard within the kitchen houses the boiler.

The dining area is seamlessly incorporated within the space, comfortably accommodating a family dining table and benefiting from French doors leading out to the rear garden, creating an ideal setting for both everyday living and entertaining. A breakfast bar further enhances the functionality of the room, while under-unit lighting adds both practicality and ambience.

### First Floor Landing

The landing provides access to all three bedrooms, the family shower room and a useful storage cupboard, along with loft access. A bulkhead cupboard offers additional storage.

### Master Bedroom

A well-proportioned double bedroom located to the front of the property, complete with fitted wardrobes.

### Bedroom Two

A generous double bedroom positioned to the rear, benefiting from fitted sliding wardrobes and pleasant views over the garden.

### Bedroom Three

A good-sized single bedroom currently utilised as a home office, offering flexibility for a range of uses. (Please note this room was not photographed due to the current use.)

### Family Showerroom

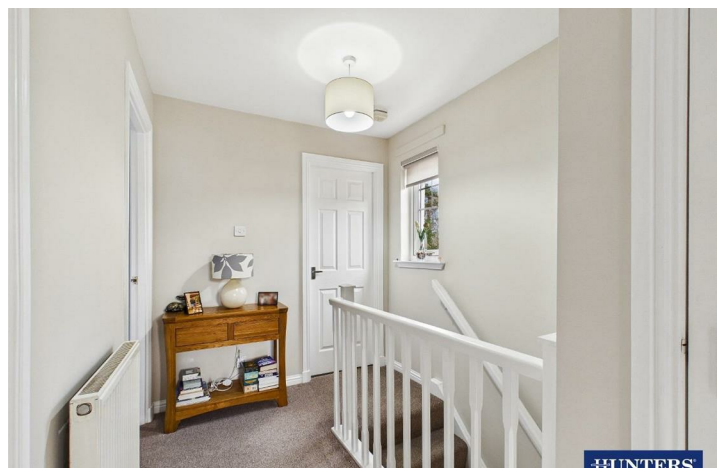
Stylishly finished and comprising a large double shower enclosure with power shower, a contemporary vanity unit with integrated sink and waterfall tap, and a WC. The room is further enhanced by modern splashbacks and a chrome heated towel rail.

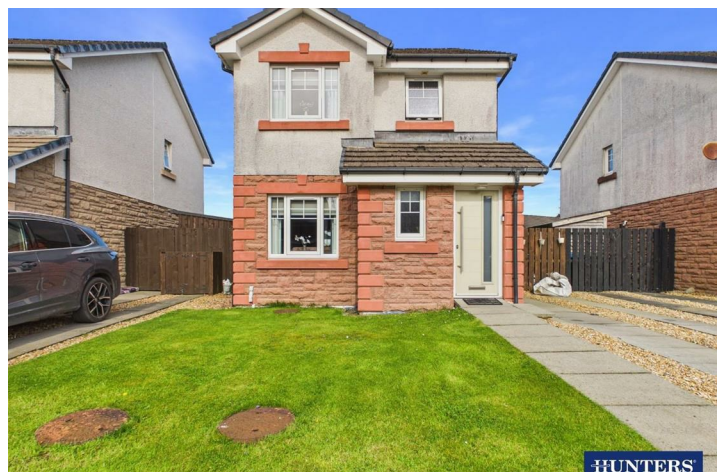
### External

To the front, the property benefits from a lawned garden with a pathway leading to the entrance, alongside a driveway providing off-street parking for two to three vehicles. The property itself features an attractive lower sandstone finish with an upper roughcast exterior.

To the rear, the garden has been designed for low maintenance while still offering an enjoyable outdoor space. A generous slabbed patio extends from the French doors, leading onto a stone-finished garden with pathways and a raised section to the rear. The garden is fully enclosed, providing privacy and security, and includes a garden shed, outside tap and external lighting. A side gate offers convenient access to the front.

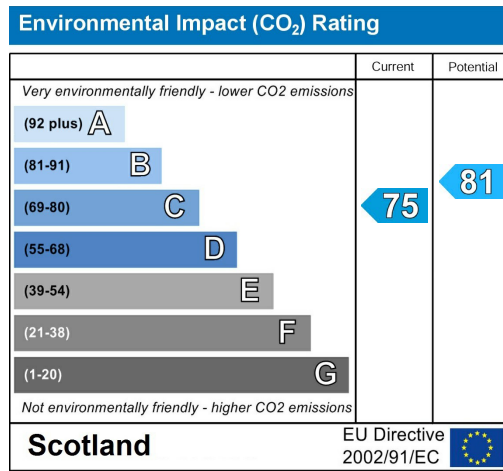
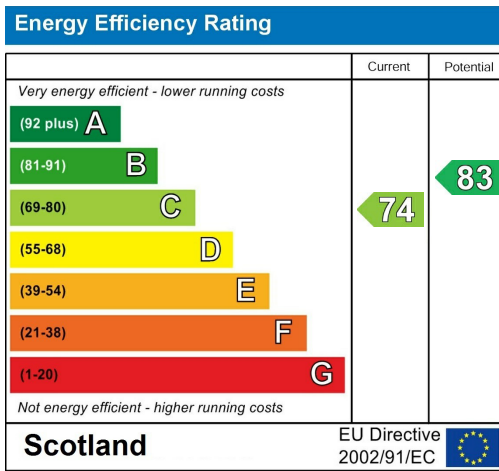
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 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.

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