



Riddell Avenue

Dumfries, DG2 0LR

£800 Per Calendar Month



- Two-bedroom semi-detached home
- Spacious dual-aspect lounge
- Two double bedrooms
- Front, side & rear garden areas
- Rent: £800 PCM Deposit: £923

- Recently redecorated throughout
- Kitchen/breakfast room
- Substantial enclosed rear garden
- Council Tax Band: B EPC Rating: C
- Landlord Registration: 521437/170/08042 Hunters LARN 2102002

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A freshly redecorated two-bedroom end terrace home offers generous accommodation, excellent outdoor space and a convenient position within the established Lochside area of Dumfries.

The ground floor comprises an entrance hallway with useful understairs storage, a spacious dual-aspect lounge and a well-proportioned kitchen/breakfast room with integrated electric oven, gas hob and space for additional appliances.

Upstairs are two genuine double bedrooms, including useful built-in storage to Bedroom One, alongside a family bathroom with electric shower over the bath.

One of the property's particular strengths is the amount of outdoor space available. Gardens extend to the front, side and rear, with the substantial enclosed rear garden providing a lawn, patio area and access through to the parking area beyond.

Lochside is a well-established residential area offering a range of everyday amenities, including local convenience stores, takeaways and both primary and secondary schools. Regular bus services provide convenient connections with Dumfries town centre and its wider range of shopping, leisure and transport facilities.

Available immediately, offered unfurnished.

Email cumbria_scot.lettings@hunters.com to obtain an application pack for a viewing.

Viewing date TBC.

Rent £800 PCM

Deposit £923

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Hunters LARN 2102002

Tel: 01387 245898

Entrance Hall

Entrance through the front door into a carpeted hallway with radiator and useful understairs storage cupboard. The property has recently been redecorated throughout, providing a fresh, neutral finish ready for its next tenant.

Lounge

A spacious dual-aspect lounge with windows to both the front and rear, providing plenty of natural light. Carpeted flooring, two radiators, two ceiling pendant lights and smoke alarm.

Kitchen

A well-proportioned kitchen/breakfast room fitted with a range of wall and base storage units with work surfaces and tiled splashbacks. Appliances include a stainless-steel electric oven, gas hob and stainless-steel extractor above. Space and connections are provided for a washing machine, together with space for a freestanding fridge/freezer.

Further features include vinyl flooring, a cupboard housing the Worcester gas boiler and windows to the side and rear providing excellent natural light. A rear external door provides direct access towards the garden.

First Floor Landing

Carpeted stairs rise to the first-floor landing, with windows at both lower stair and landing level providing good natural light. The landing provides access to both bedrooms and the bathroom, together with loft access.

Bedroom One

A generous double bedroom positioned to the front of the property, with front-facing window, radiator and carpeted flooring. A useful built-in bulkhead storage cupboard provides additional storage.

Bedroom Two

A further double bedroom overlooking the rear garden, with carpeted flooring, radiator and a decorative panelled feature wall.

Bathroom

Fitted with a three-piece suite comprising bath, pedestal wash hand basin and low-level WC. An electric shower is positioned over the bath, with splashback panelling surrounding the bath and shower area. Further features include vinyl flooring, chrome heated towel rail, rear-facing window and wall-mounted extractor.

External Front

The front garden is predominantly laid to lawn and enclosed by fencing, with a pathway leading through a gated entrance towards the front door. External gas meter box.

External Rear

A substantial enclosed rear garden providing excellent outdoor space. Immediately to the rear of the property is a hard-standing/patio area with rotary clothes dryer, continuing onto a generous lawn.

The garden is enclosed by fencing to both sides and rear, with a rear pedestrian gate providing access to the parking area beyond.

Side Garden

A pathway extends from the front to the rear of the property, bordered by red decorative stone chippings and providing a useful external storage area. Outside water tap and gated access into the rear garden.

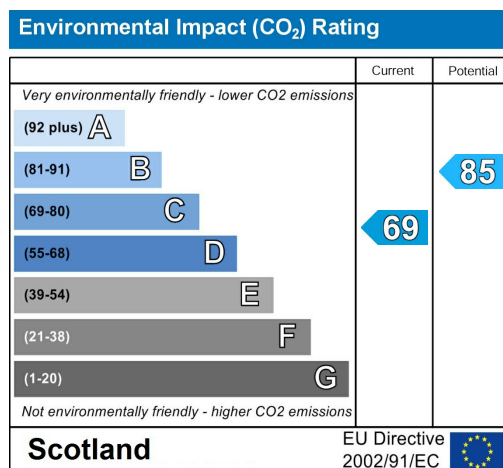
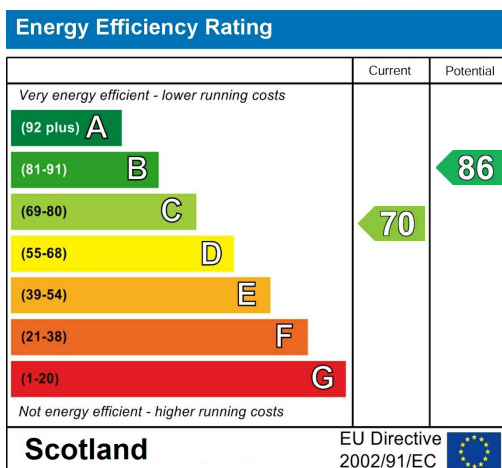
Floorplan







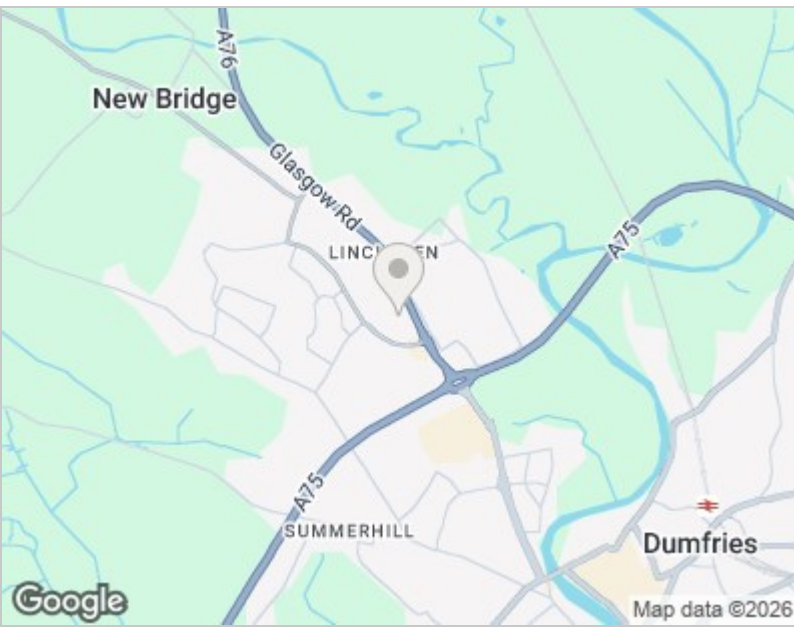
Energy Efficiency Graph



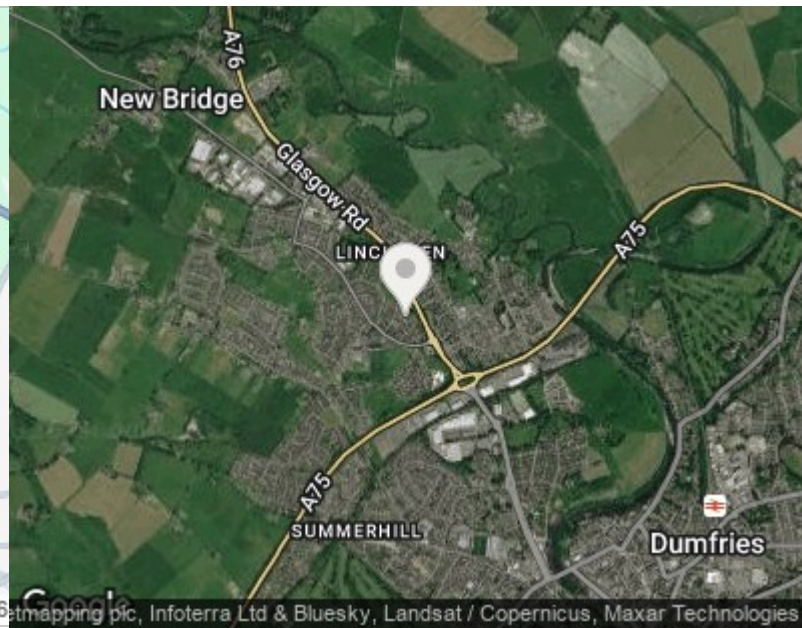
Viewing

Please contact our Hunters Dumfries Lettings 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.

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