



Calside Court

Dumfries, DG1 4AD

Offers Over £220,000



- Four-bedroom semi-detached home in popular Calside area
- Spacious lounge/dining room with French doors
- Modern fitted kitchen
- Gas central heating, double glazing
- Solar Panels
- Garage conversion with double bedroom and en suite
- Multi-fuel stove to main living space (8Kw)
- Contemporary family bathroom
- Driveway and generous rear garden
- EPC – C | Council Tax Band – D

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Hunters Dumfries are proud to present for sale this beautifully presented and thoughtfully extended four-bedroom semi-detached home, located within the highly sought-after Calside area of Georgetown, Dumfries. Offering spacious and flexible accommodation throughout, the property has been enhanced by way of a garage conversion, now providing a superb additional double bedroom complete with modern en suite facilities, ideal for a variety of uses including guest accommodation or multi-generational living.

The home is finished to an excellent standard, with a stylish contemporary kitchen, a stunning modern bathroom and a bright, flowing lounge and dining space centred around an attractive multi-fuel stove, creating a warm and inviting heart to the home. Further benefits include gas central heating, double glazing and the addition of solar panels to the rear roof, contributing to the overall efficiency of the property.

Externally, the property enjoys well-maintained gardens, with a generous rear garden offering a mix of patio, decking and lawned areas, all set within a gently sloping plot typical of the area.

Calside is a well-established and highly regarded residential location within Georgetown, Dumfries, popular with families due to its excellent range of local amenities. The property is ideally positioned for access to nearby primary schools, with secondary schooling also within easy reach, while a selection of local shops, takeaways and everyday conveniences are close at hand. Dumfries town centre and major supermarkets are just a short distance away, and the area benefits from strong transport links, making it an ideal setting for both families and commuters alike.

Entrance Porch

Entry to the property is via a welcoming entrance porch which is bright and airy, benefiting from a large window allowing natural light to flood the space. The porch is finished with laminate flooring and ceiling lighting, providing a practical and attractive introduction to the home before leading through to the main living accommodation.

Lounge Dining Room

The lounge is a generously proportioned and comfortable living space, centred around an attractive multi-fuel stove set on a slate hearth with feature backdrop, creating a warm focal point within the room. Windows to both the front and rear elevations allow for excellent levels of natural light throughout the day, while the front-facing aspect enjoys pleasant open views across the surrounding neighbourhood and towards the distant hills and forestry. The room flows seamlessly into the dining area to the rear, where hardwood flooring enhances the sense of space and French doors provide direct access to the rear garden, making this an ideal setting for both everyday family living and entertaining.

Kitchen

The kitchen is fitted with a modern range of wall and base units, offering ample storage alongside a practical and well-designed layout. It incorporates a gas hob with inset electric double oven, a one-and-a-half bowl grey granite-effect sink unit, and space for both a fridge freezer, washing machine and dishwasher. Vinyl flooring provides durability underfoot, while a rear-facing window allows natural light into the room. Splashback surrounds to the work surfaces complete the finish, resulting in a well-presented kitchen in walk-in condition.

Internal Hallway

An internal hallway connects the main living space to the converted section of the property and provides access to a useful understairs storage cupboard. The space is bright and functional, enhancing the overall flow of the ground floor accommodation.

Bedroom Four with En Suite

Forming part of the garage conversion, this spacious double bedroom offers a versatile additional living space which could be utilised as a guest room, home office or for multi-generational living. The room benefits from a large front-facing window providing a bright and airy feel, as well as its own loft access. To the rear, the en suite has been finished to a high standard and comprises a walk-in double shower with glass screen and electric shower, a low level WC and a contemporary wash hand basin. The room is fully finished with waterproof wall panelling, complemented by ceiling spotlights, an extractor fan and a modern heated towel rail, creating a sleek and practical wet room style space.

First Floor Landing

The staircase rises from the lounge to a bright first floor landing, where a window at the top of the stairwell allows natural light into the space. An airing cupboard housing the boiler is also located here.

Bedroom One

Positioned to the front of the property, the principal bedroom is a well-proportioned double room benefiting from open outlooks across the surrounding area. The room also features a built-in storage cupboard with shelving and hanging space, providing practical storage solutions.

Bedroom Two

Located to the rear, this is a further comfortable double bedroom enjoying views over the rear garden. The room offers ample space for bedroom furnishings and continues the bright and well-presented feel found throughout the home.

Bedroom Three

Also positioned to the front, this room is a generous single bedroom which would lend itself equally well to use as a nursery, home office or child's bedroom. A built-in cupboard over the bulkhead provides additional storage, helping to maximise the usable space within the room.

Family Bathroom

The family bathroom has been finished to an exceptional modern standard, featuring a walk-in shower with glass partition and electric shower, complemented by striking blue brick-effect splashback panelling. A contemporary vanity unit incorporates both the WC and wash hand basin, with additional storage beneath. The walls are fully finished from floor to ceiling, enhancing both the visual appeal and practicality of the space, while ceiling spotlights, an extractor fan and a modern vertical heated towel radiator complete this impressive room.

Front Driveway & Garden

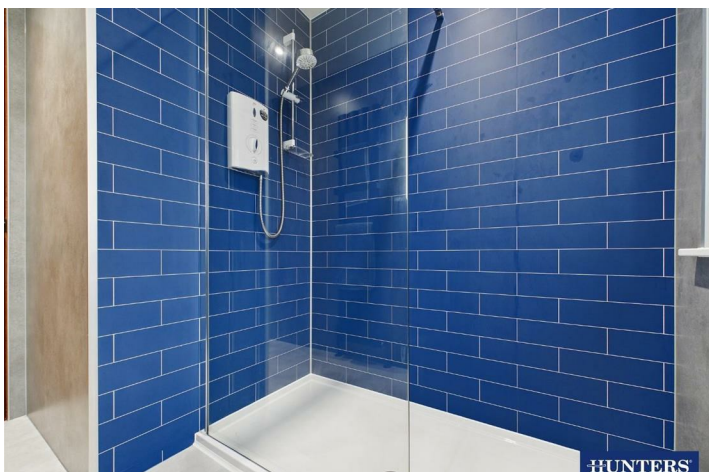
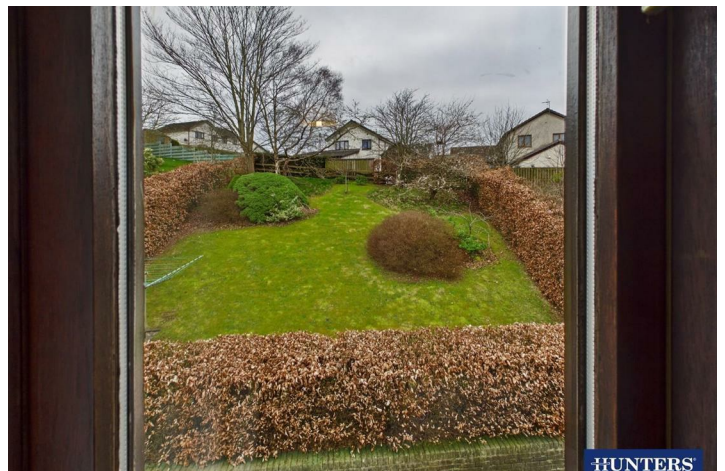
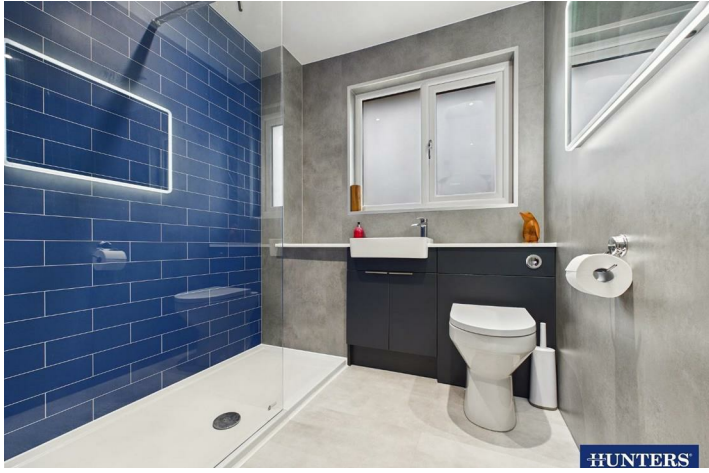
To the front of the property, a sloping driveway provides off-street parking for one to two vehicles, with steps leading up to the entrance. The garden area is mainly laid to lawn and is bordered by a selection of mature shrubs, trees and planting, creating an attractive and well-kept frontage.

Rear Garden

The rear garden can be accessed either via the kitchen or directly from the dining area through French doors, leading onto a patio space ideal for outdoor seating. A loose stone area connects the kitchen door to the patio, while a separate decking area to the side provides an additional space for relaxation during the warmer months. Two garden sheds are positioned to the side of the property and will be included within the sale. Beyond this, steps lead up to the main garden, which is predominantly laid to lawn and features a variety of mature trees and shrubs along with a designated drying area. The garden is sloping in nature, consistent with neighbouring properties, and offers a pleasant and private outdoor environment.

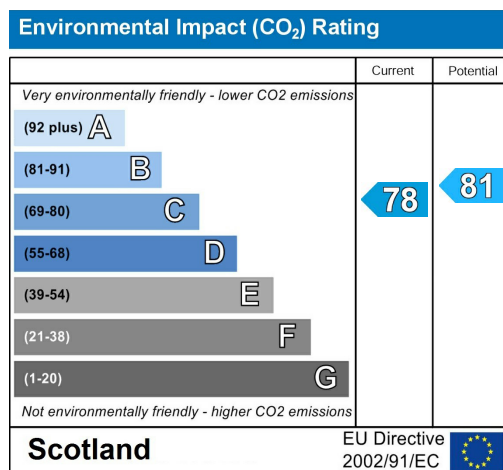
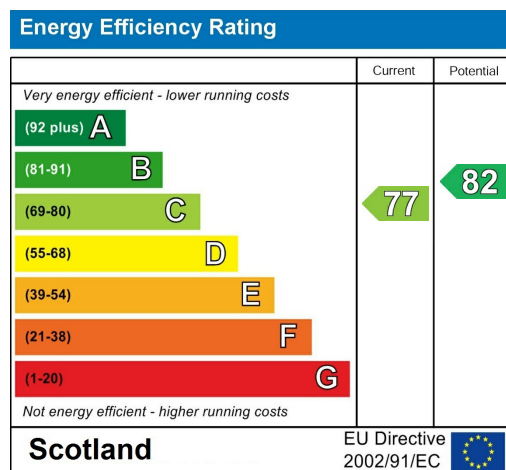
Floorplan







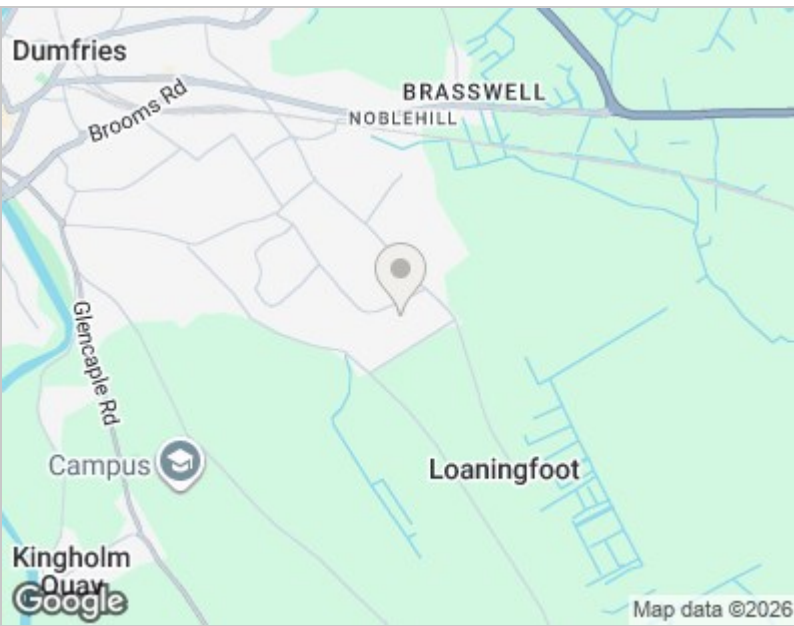
Energy Efficiency Graph



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





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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