



Lincluden Road, Dumfries

- Three-bedroom semi-detached property
- Two reception rooms offering flexible layout
- Downstairs cloakroom WC
- Generous plot with front, side and rear garden space
- Detached rear outbuilding with power and lighting
- Full refurbishment project throughout
- Kitchen with separate sunroom to rear
- Three double bedrooms on first floor
- Off-street parking for multiple vehicles
- Council Tax Band – C

Offers Over £85,000

Tenure: Freehold

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Lincluden Road, Dumfries

DESCRIPTION

Hunters Dumfries are pleased to present this three-bedroom semi-detached property located on Lincluden Road in Dumfries, offering a rare opportunity to acquire a generously proportioned home with significant potential in a well-established and convenient residential location.

Viewings strictly by appointment only – call 01387 245898

The property offers a flexible and spacious layout, comprising two reception rooms, kitchen, sunroom and downstairs WC to the ground floor, with three double bedrooms and a family bathroom to the first floor. Set on a good-sized plot with front, side and rear garden space, the property provides an excellent foundation for redevelopment and reconfiguration to suit modern living requirements.

Positioned within a popular area of Dumfries, the property benefits from close proximity to a wide range of local amenities, including primary schooling, shops, takeaways and everyday services, along with regular public transport links providing easy access to Dumfries town centre. The location offers both convenience and accessibility, making it an attractive setting for a variety of buyers.

While the property is in a state of significant disrepair and requires full refurbishment throughout, it presents a clear opportunity for developers, investors or purchasers seeking a project. Once completed, similar properties in the area are achieving in the region of £140,000 to £150,000, offering strong potential for value uplift.

Overall, this is a property that offers far more than its current condition suggests — with space, plot size and location combining to create an excellent redevelopment opportunity.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

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

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.

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