



Suffolkhill Avenue

Dumfries, DG2 7PQ

Offers Over £295,000



- Spacious one-and-a-half storey detached house
- Elegant lounge with traditional period-style fireplace
- Modern fitted kitchen with integrated appliances
- Separate study/home office currently utilised as a cloakroom
- Mature gardens with garage and external storage
- Flexible accommodation across two floors
- Dining room with character serving hatch to kitchen
- Ground floor double bedroom and bathroom
- Two further spacious first floor double bedrooms
- EPC – E | Council Tax Band – E

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Hunters Dumfries are pleased to welcome to the market this spacious and rarely available one-and-a-half storey detached house, occupying a prime position within the highly sought-after Suffolkhill Avenue area of Dumfries. Properties within this established and desirable residential address seldom become available for sale, particularly homes of this style and size, making this an exceptional opportunity for a range of buyers.

Offering generous and flexible accommodation throughout, the property is ideally suited to families, downsizers or those seeking substantial ground floor living accommodation combined with versatile upper floor space. The home is beautifully maintained and enjoys a bright, airy feel throughout, with well-proportioned reception rooms, spacious double bedrooms and attractive outlooks across the surrounding gardens.

Particular features include the elegant lounge with traditional fireplace, a versatile second reception room with serving hatch through to the kitchen, a spacious fitted kitchen with integrated appliances, and a flexible ground floor layout incorporating a double bedroom, ground floor bathroom and separate study/home office space currently utilised as a cloakroom. The first floor offers two substantial double bedrooms, excellent built-in storage and an additional shower room.

Externally, the property enjoys mature and beautifully maintained gardens surrounding the home, while a private driveway leads to a detached garage with power and lighting. Suffolkhill Avenue remains one of Dumfries' most desirable residential locations, offering peaceful surroundings whilst remaining within easy reach of Dumfries town centre, local amenities, Dumfries & Galloway Golf Club and Maxwelltown Bowling Club.

EPC – E | Council Tax Band – E

Tel: 01387 245898

Entrance Hall

Accessed via a covered front porch, the welcoming entrance hall provides access to the main ground floor accommodation and benefits from excellent natural light throughout. The hallway continues the well-maintained feel of the property and includes an understairs storage cupboard providing useful additional storage.

Lounge

Positioned to the front of the property, the lounge is a spacious and elegant reception room benefitting from large double glazed windows to both the front and side elevations, allowing excellent levels of natural light throughout the day. High ceilings further enhance the sense of space, while a traditional period-style fireplace and surround creates an attractive focal point within the room. The lounge is beautifully presented and offers a comfortable setting for both everyday living and entertaining.

Dining Room

Located to the front of the property, the second reception room offers excellent versatility and is currently utilised as a dining room. The room enjoys a bright outlook and features a traditional timber-framed glazed serving hatch with textured privacy glass connecting directly through to the kitchen, creating both practicality and character while enhancing the flow between the two spaces. This room would equally lend itself to use as an additional sitting room, formal dining area or flexible family space.

Kitchen

The kitchen is fitted with a range of wall and base units complemented by integrated appliances including hob, oven, microwave, extractor hood and dishwasher. A one-and-a-half bowl stainless steel sink drainer unit is positioned beneath windows overlooking the rear garden, while an additional side window further enhances natural light within the space. Tiled splashbacks are fitted around the cooking area, and direct access is provided to the rear garden. The traditional serving hatch linking the kitchen and dining room adds further character and functionality to the layout.

Ground Floor Bedroom

Situated to the rear, this is a generously proportioned double bedroom overlooking the rear garden. The room offers flexible accommodation and would be ideally suited to guest accommodation or ground floor living if required.

Home Office/Cloakroom

Positioned off the hallway, this versatile additional room is currently utilised as a cloakroom and benefits from built-in floor-to-ceiling storage. The space would also lend itself well to use as a home office, study or hobby room depending on individual requirements.

Ground Floor Bathroom

The ground floor bathroom is fitted with a traditional slipper-style bath, creating an attractive focal point within the room. The space further comprises a low-level WC and a contemporary countertop wash hand basin set upon a dark wood vanity-style unit, complemented by full-height tiled walls and hardwood flooring. Well presented throughout, the bathroom combines practicality with character in keeping with the style of the home.

First Floor Landing

A two-tier staircase rises to the first floor landing, which benefits from a Velux window allowing natural light into the upper level. The landing provides access to both first floor bedrooms, the shower room and loft space.

Master Bedroom

The principal bedroom is an exceptionally spacious double room

benefitting from large double glazed side windows along with two Velux windows, allowing an abundance of natural light throughout the space. The room further benefits from access into the eaves on both sides, providing substantial additional storage while maintaining the generous proportions of the room itself.

Bedroom

Positioned on the first floor, this is a spacious double bedroom benefitting from built-in storage with hanging space. The room offers comfortable ceiling heights throughout, creating a bright and practical bedroom space.

Shower Room

The first floor shower room is fitted with a contemporary wraparound vanity unit incorporating both the WC and wash hand basin, providing excellent storage and a clean modern finish. A shower cubicle with power shower and support handrails is also in place, while a Velux window allows natural light and ventilation into the room.

External Front

To the front of the property, mature and beautifully maintained gardens are bordered by sandstone retaining walls and established shrubs, trees and planting, creating excellent kerb appeal. A lawned front garden is complemented by pathways surrounding the property, while elevated ramped access with secure handrails provides practical access to the main entrance. External lighting is fitted to the property.

External Rear

The rear gardens continue the beautifully maintained feel of the property, offering a combination of lawned areas, mature hedging, shrubs and established planting creating a peaceful and private outdoor environment. A raised pathway extends around the rear elevation, while sandstone retaining walls and mature greenery enhance the overall character of the garden. Further features include a greenhouse, external storage areas and established rhubarb planting within the garden.

External Side

To the side of the property, additional lawned garden areas are bordered by mature shrubs and trees, with pathways continuing around the property allowing easy access throughout the grounds. The elevated nature of the gardens further enhances the sense of privacy and setting.

Parking/Garage

A driveway provides off-street parking and leads directly to the detached garage. The garage benefits from power and lighting along with an up-and-over door fitted within the last four years. Rear access from the garden is also available via a sliding door, while additional external storage areas further enhance practicality.

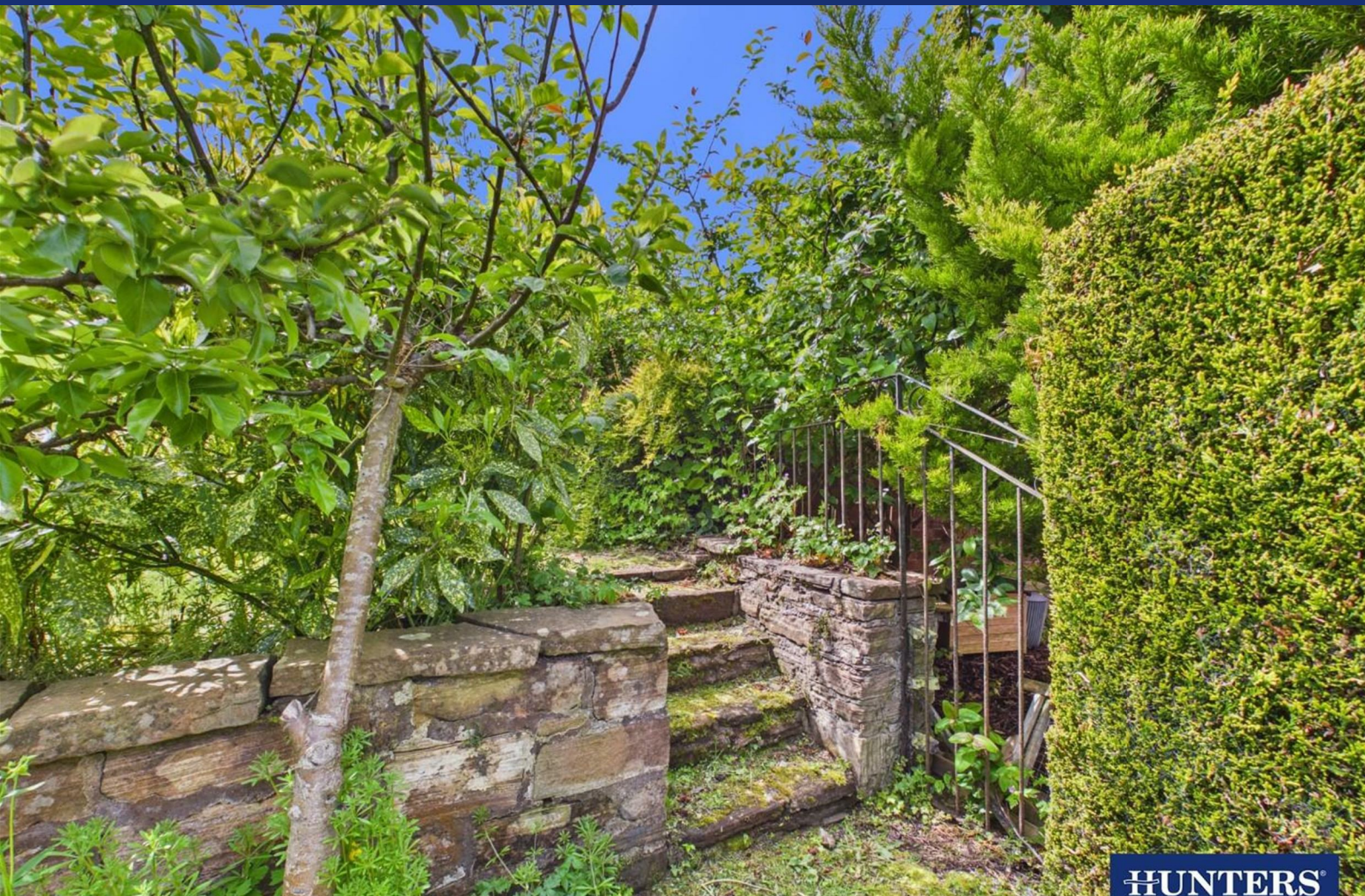
Storage Rooms

Two additional Storage rooms are built in to the exterior of the property, both have separate access with power and lighting.

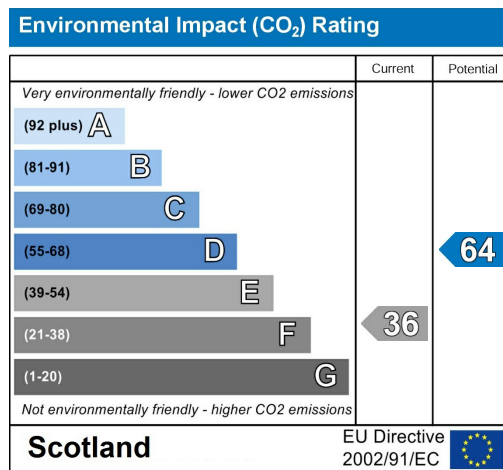
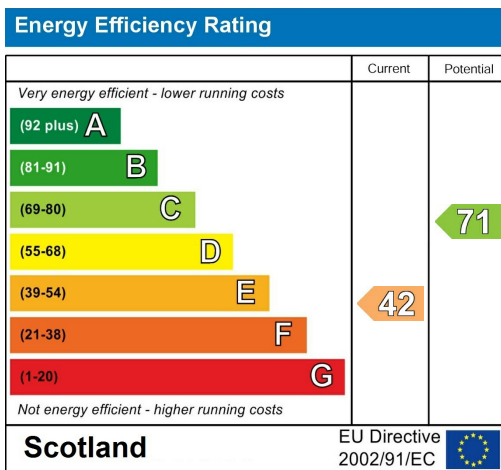
Floorplan







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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