



## Kirkland Road

Dumfries, DG1 4EZ

Offers Over £210,000



- Three bedroom detached family home in a popular residential location
- Feature inbuilt entertainment wall with Modern Flame Effect Fireplace
- Downstairs WC and useful understair storage
- Generous driveway providing off-street parking for three to four vehicles
- Single garage with power, lighting and additional storage space
- Spacious lounge and dining area with dual aspect windows
- Modern contemporary fitted kitchen with rear garden access
- Modern fully tiled family bathroom with electric shower over bath
- Fully enclosed private rear garden with patio, artificial lawn and raised seating area
- EPC Rating – D Council Tax Band – D

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Hunters are delighted to bring to the market this impressive three-bedroom detached family home, ideally positioned within the sought-after Calside area of Dumfries. Offering generous living space, modern interiors and a superb private rear garden, this property presents an excellent opportunity for families seeking a home that combines comfort, practicality and convenience in equal measure.

The accommodation has been thoughtfully arranged for modern living, featuring a bright and spacious lounge and dining area, a contemporary fitted kitchen with direct access to the garden, and three well-proportioned double bedrooms. A modern family bathroom, downstairs WC, excellent built-in storage and an integral garage further enhance the practicality of the home, while the generous driveway provides ample off-street parking for multiple vehicles.

The property benefits from Full Gas Central Heating & Double Glazing through-out

Externally, the property enjoys a fully enclosed and private rear garden designed with family life in mind, offering patio seating areas, low-maintenance artificial lawn and established planting — ideal for entertaining, children or simply enjoying outdoor space in privacy.

Located within the ever-popular Calside area, the property benefits from excellent access to local amenities including well-regarded primary and secondary schooling, nearby shops and supermarkets, takeaway outlets, cafés and leisure facilities, together with Dumfries & Galloway Royal Infirmary. Regular public transport links and easy access to Dumfries town centre further add to the appeal, making this a fantastic choice for buyers looking for a well-connected yet established residential setting.

A superb family home in a highly desirable location — early viewing is highly recommended.

## Front Elevation

The property is approached via a loose stone front garden with a pathway leading to the front entrance. A generous driveway provides off-street parking for approximately three to four vehicles and includes gated access leading through to the rear garden. To the rear, the garden is fully enclosed, offering excellent privacy and creating an ideal environment for family living.

## Entrance Hall

Welcoming entrance hall finished with laminate flooring. Provides access to the downstairs WC, understair storage, lounge and kitchen. A side-facing window allows natural light into the space.

## Lounge / Dining Room

The lounge and dining area is a spacious dual-aspect room with windows to both the front and rear elevations, allowing excellent levels of natural light throughout. The lounge features an inbuilt entertainment wall incorporating a backlit electric log-effect fireplace, shelving and space suitable for a large screen television. The room flows openly into the dining area, which comfortably accommodates a dining table suitable for six adults, creating a sociable and versatile family space. A door from the dining area provides direct access into the kitchen.

## Kitchen

The kitchen is fitted with a modern range of contemporary wall and base units offering ample storage and workspace. Appliances include an electric cooker together with space and plumbing for both a dishwasher and washing machine. A single drainer sink unit with swan-neck tap sits below a side-facing window, and a rear door provides direct access to the garden, making this a practical and functional family kitchen.

## Ground Floor W.C

The downstairs WC is fitted with tiled flooring and comprises a low-level WC together with a vanity wash hand basin featuring a single silver tap. A side-facing window provides natural light, and the room is accessed via a sliding door, maximising practicality within the space.

## First Floor Landing

The first-floor landing benefits from a side-facing

window, allowing natural light into the space, and provides access to all bedrooms and the family bathroom. There is also a useful storage cupboard housing the hot water tank together with loft access.

## Master Bedroom

The principal bedroom is a generous double room positioned to the front of the property. It benefits from built-in wardrobes with sliding doors, providing excellent hanging and storage space.

## Bedroom Two

Bedroom two is a well-proportioned double bedroom located to the rear of the property, currently utilised as a children's bedroom, and offers comfortable accommodation suitable for a range of uses.

## Bedroom Three

The third bedroom is another double room positioned to the front and includes useful bulkhead storage together with additional hanging and shelving space, making it ideal for family living, guest accommodation or a home office.

## Family Bathroom

The bathroom is finished to a modern standard with full floor-to-ceiling tiling and recessed spotlights. It comprises a bath with electric shower over, featuring contemporary cascading-style taps, along with a vanity wash hand basin and low-level WC

## Garage

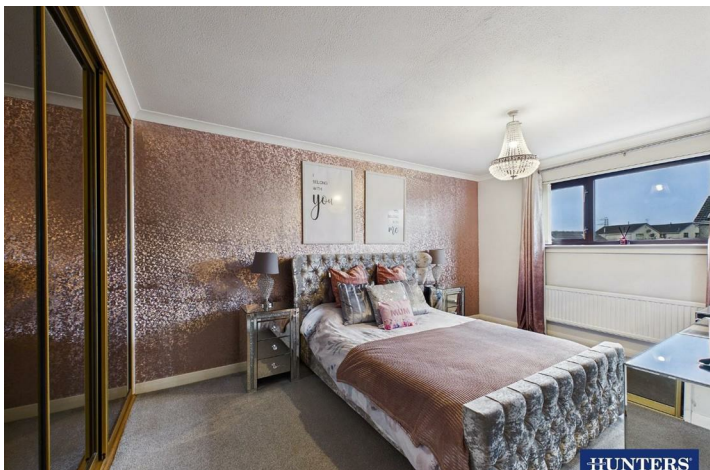
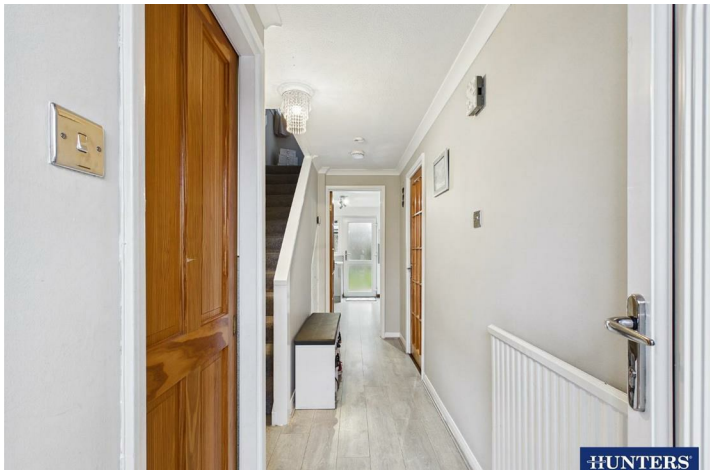
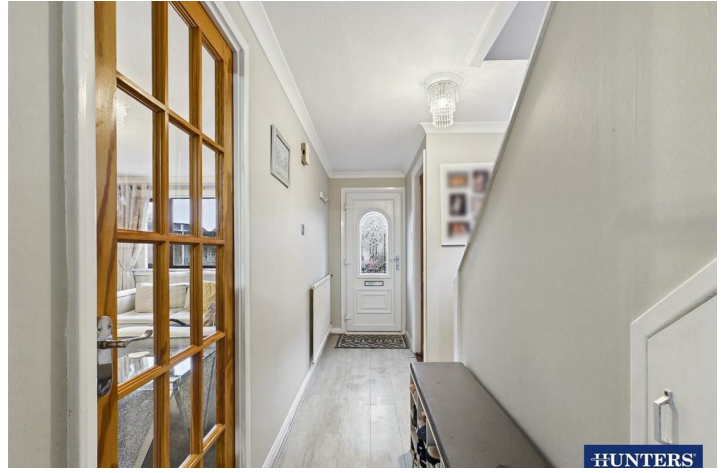
A single-storey garage provides excellent additional storage or secure parking and benefits from power and lighting, an up-and-over door and a side window allowing natural light.

## Rear Garden

Accessed from the kitchen, the rear garden opens onto a family patio area ideal for outdoor seating and entertaining. Beyond this lies an artificial lawn, with steps leading to a raised chipped area surrounded by established flower beds, shrubs and trees. The garden is fully enclosed, providing privacy and security, and benefits from an outside tap, external lighting and access down both sides of the property. Overall, the space offers a well-maintained and family-friendly outdoor environment.

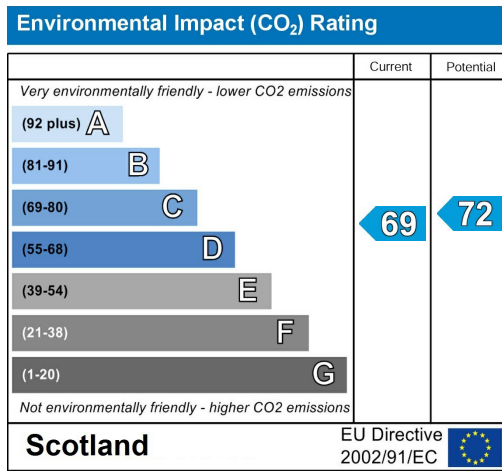
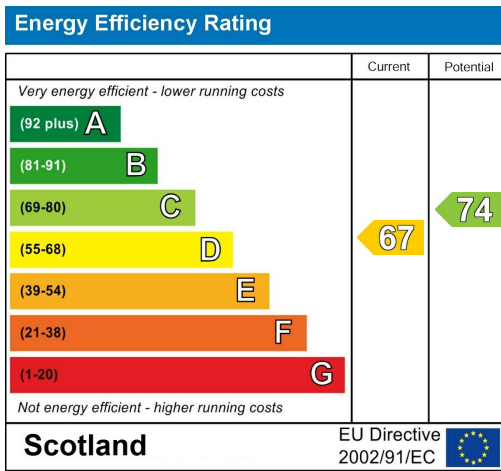
# Floorplan







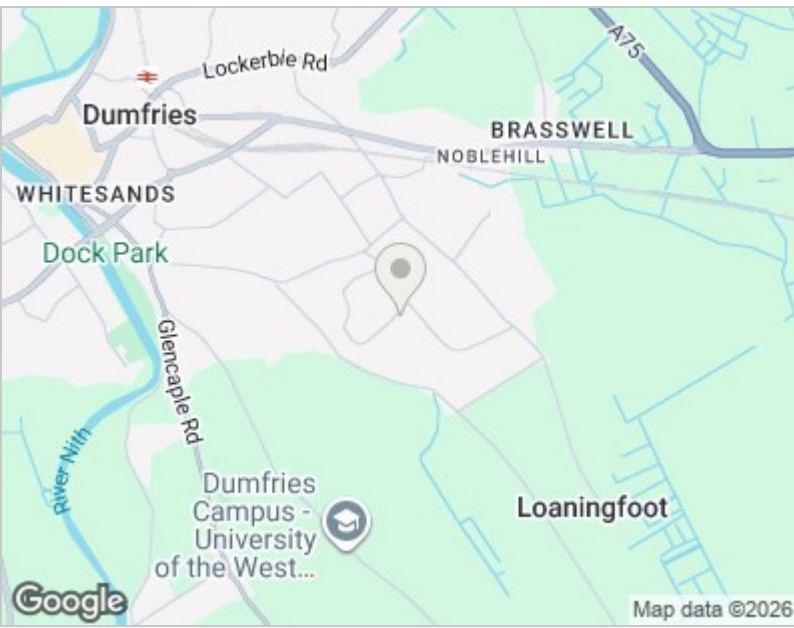
### Energy Efficiency Graph



### 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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