



88, Georgetown Road
Dumfries
DG1 4DF
Offers over £230,000



 **01387 739000**
 **info@jhslaw.co.uk**

88, Georgetown Road, Dumfries, DG1 4DF

PROPERTY SUMMARY

This well-presented detached family home in the popular Georgetown area of Dumfries offers spacious and flexible accommodation, complemented by a large, private rear garden, off-street parking and an attached garage.

The accommodation comprises: entrance hall, lounge, family/dining room, kitchen, sun room, WC, two double bedrooms, a single bedroom and family bathroom.

Ideally located for local schools, amenities, transport links and the nearby Crichton Estate.

EPC: D.

- ***Close To Local Amenities***
- ***Well Proportioned Rooms***
- ***Large Garden***
- ***Ideal Family Home***
- ***Modern Kitchen***
- ***Flexible Accommodation***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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Property Description

This well-presented detached property, situated in the popular Georgetown area of Dumfries, offers spacious and flexible accommodation, making it an ideal family home.

The property comprises an entrance hall, lounge, family/dining room, kitchen, sun room and WC on the ground floor. Upstairs, there are two generous double bedrooms, a further single bedroom and a family bathroom.

Externally, the property benefits from a generous and private rear garden, featuring a paved seating area, large lawn and well-established planting borders. To the front, there is off-street parking and an attached garage.

The property further benefits from double glazing and gas central heating throughout.

Georgetown Road is situated within a well-established and popular residential area of Georgetown, Dumfries. The property is conveniently located for access to Dumfries town centre, where a wide range of amenities can be found, including shops, supermarkets, parks and leisure facilities. Local amenities within easy reach include Georgetown Library, Gillbrae Medical Practice, a Post Office and convenience store.

The nearby Crichton Estate provides an attractive setting with extensive green spaces, a college and university campus, cafés and a variety of local businesses. The Crichton Golf Course is also close by.

The area is well served by local transport links, with Dumfries railway station providing connections to destinations further afield.

The property is particularly well placed for families, with Georgetown Primary School, Calside Primary School, the newly built Dumfries High School and St Joseph's College all within convenient reach.

Early viewing is highly recommended to fully appreciate the spacious accommodation, generous garden and sought-after family-friendly location this property has to offer.



Hall

13'9" x 6'2" (or thereby)

A bright and welcoming entrance hall providing access to the principal accommodation and stairs to the upper floor.

Family/Dining Room

19'0" x 11'1" (or thereby)

The generous proportions provide ample space for both family living and dining, with a flexible layout to suit a variety of needs.

Lounge

13'9" x 12'9" (or thereby)

A well-proportioned reception room featuring a large front-facing window, providing plenty of natural light, with French doors opening into the family/dining room.

Kitchen

13'5" x 9'10" (or thereby)

The modern kitchen is fitted with tasteful Shaker-style wall and base units, complemented by an integrated cooker, hob and dishwasher. There is additional space for further freestanding appliances, along with a stainless-steel sink and drainer. A door provides direct access to the garden.

WC

4'11" x 3'3" (or thereby)

A useful downstairs WC fitted with a wash hand basin and WC.

Sun Room

16'4" x 9'2" (or thereby)

A lovely addition to the property, providing a bright and versatile space with direct access to, and pleasant views over, the rear garden.

Bedroom One

14'1" x 10'5" (or thereby)

A spacious double bedroom with a built-in wardrobe.





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Bedroom Two

12'1" x 9'10" (or thereby)

A second generous double bedroom, again benefiting from a built-in wardrobe and pleasant views over the rear garden.

Bedroom Three

9'6" x 8'2" (or thereby)

A comfortable single bedroom with a built-in wardrobe, making it ideal as a child's bedroom, guest room or home office.

Bathroom

6'6" x 6'2" (or thereby)

The well-appointed family bathroom comprises a bath with shower over, WC and wash hand basin.

Garden

The property benefits from a lovely, private rear garden, providing an excellent outdoor space for relaxing and entertaining. The garden features a paved patio area, a generous lawn, mature apple and pear trees, vegetable beds and established planting borders. To the front of the property, there is off-street parking together with an attached garage, providing useful additional storage and parking facilities.

Viewing

By arrangement with the Selling Agents.





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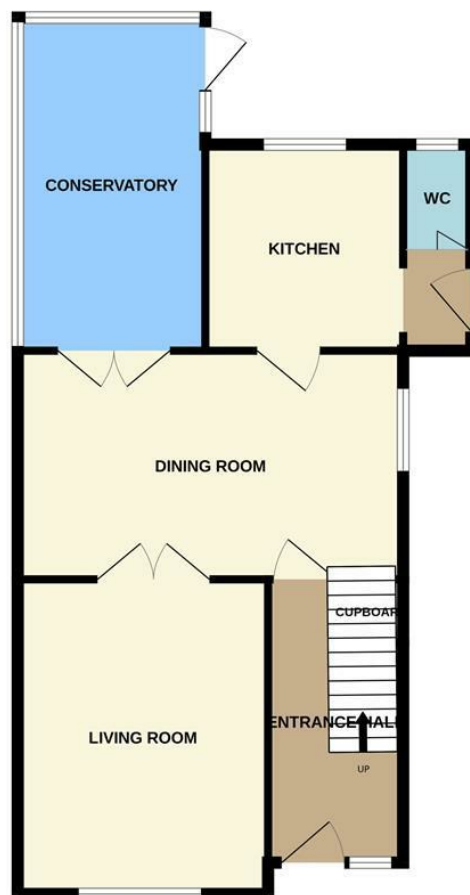


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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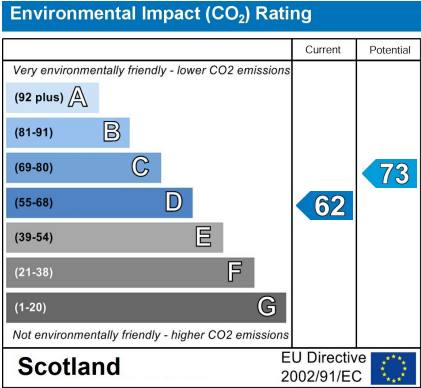
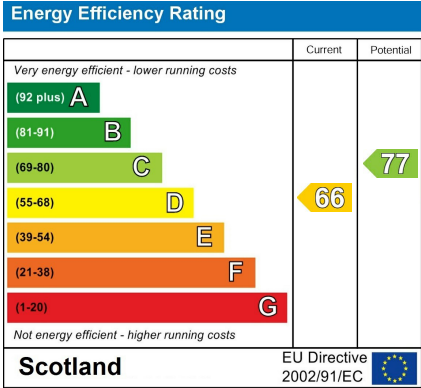
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Georgetown Road

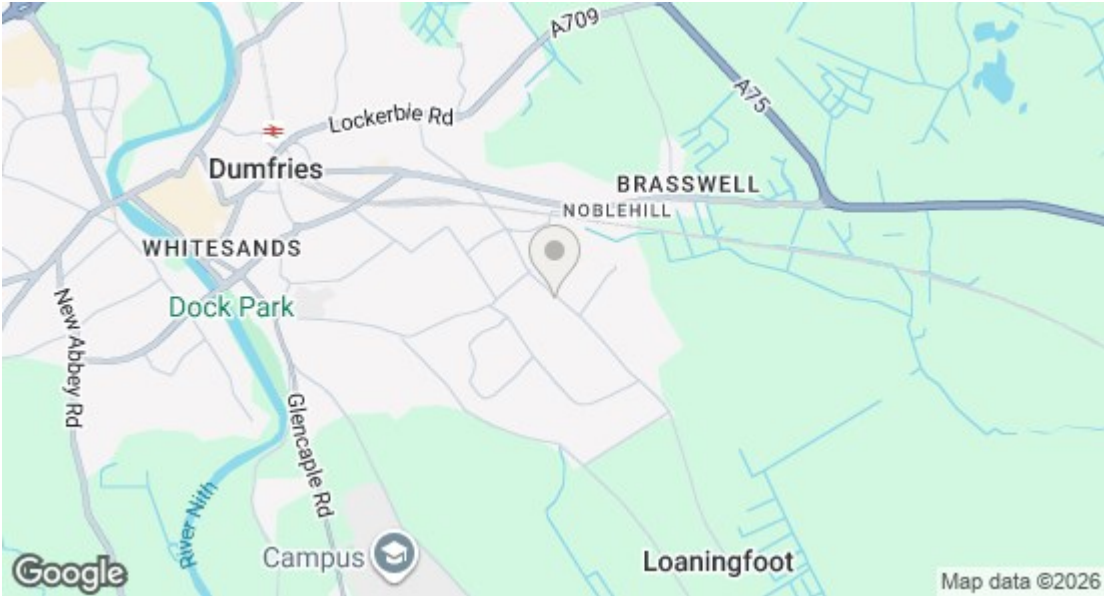
Dumfries

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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Detached	Freehold	E	D	D



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.





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