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Lincluden Road

Dumfries, DG2 0PL

£800 Per Month

3 1 1 D

- Three-bedroom home offering spacious and flexible accommodation
- Bright bay-fronted lounge providing natural light
- Fully enclosed rear garden with patio and low-maintenance areas
- Off-street parking
- EPC - D Council Tax - B
- Recently redecorated throughout with new carpeting to most rooms
- Well-appointed fitted kitchen with good storage and appliance space
- Modern bathroom with electric shower over bath
- Rent £800 PCM Deposit £923
- LRN 521437/170/08042 Hunters LARN 2102002

Tel: 01387 245898

Lincluden Road

Dumfries, DG2 0PL

£800 Per Month

A well-presented, three-bedroom home for rent in the popular Lincluden area of Dumfries.

Recently updated with fresh paint and new carpets, the house features a bright bay-fronted lounge, a modern kitchen, and a flexible ground-floor bedroom suitable for families or professionals.

The property is conveniently located near local shops, schools, and transport links, providing easy access to Dumfries town centre and the surrounding region.

Rent £800 PCM

Deposit £923

EPC Rating D

Council Tax Band B

LRN 521437/170/08042

Hunters LARN 2102002

To arrange a viewing, please email cumbria_scot.lettings@hunters.com to receive an application pack.

Tel: 01387 245898

Front Garden/Parking

The property benefits from a loose stone chipped driveway providing off-street parking for multiple vehicles.

Entrance Hall

The entrance hall provides access to the ground floor accommodation and staircase to the first floor. The area has been recently redecorated and re-carpeted, reflecting the improvements carried out throughout the home.

Lounge

15'0" x 14'2" (4.59 x 4.34)

Located to the front of the property, the lounge is a bright and spacious reception room featuring a bay-style window which allows for excellent natural light. The room offers generous floor space for a range of living room furnishings and forms the main living area of the home.

Kitchen

9'7" x 9'2" (2.93 x 2.80)

Positioned to the rear, the kitchen is fitted with a range of eye-level and base units, providing ample storage and work surface space. Integrated appliances include a gas hob with electric oven and stainless steel extractor hood. There is space and plumbing for a washing machine, along with space for a freestanding fridge freezer. A rear-facing window provides natural light and outlook.

Ground Floor Bedroom

10'11" x 8'8" (3.33 x 2.65)

Situated on the ground floor, this well-proportioned room offers flexibility for use as a bedroom, home office, or additional living space. A rear-facing window provides natural light.

Stairs to First Floor

Carpeted stairs

First Floor Landing

Fully carpeted with access to the Bedrooms and Bathroom

Master Bedroom

17'9" x 10'5" (5.42 x 3.18)

The principal bedroom is a spacious double room featuring built-in storage and additional recessed space. The room offers excellent proportions and natural light, making it the main bedroom of the property.

Bedroom Two

14'6" x 10'5" (4.43 x 3.18)

A generous double bedroom located on the first floor, benefiting from a rear-facing window and offering ample space for bedroom furnishings. This room retains laminate flooring.

Bathroom

6'2" x 5'5" (1.89 x 1.67)

The bathroom is fitted with a three-piece suite comprising a bath with electric shower over and glass screen, pedestal wash hand basin, and low-level WC. The bath and shower area is fully tiled, providing a practical and low-maintenance finish.

Rear Garden

The rear garden is fully enclosed, offering a private outdoor space. A patio area leads onto a hardstanding section and a further area finished with loose stone, providing a practical and low-maintenance garden environment.

Floorplan

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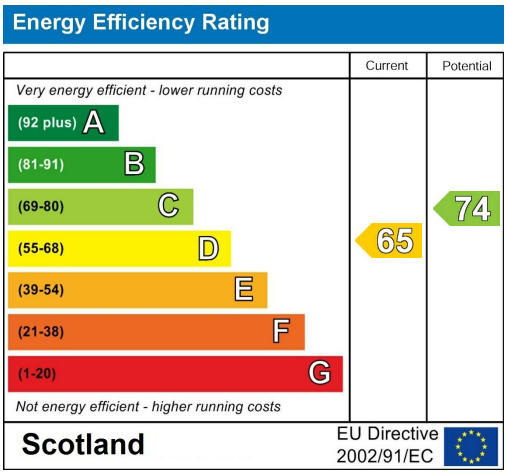
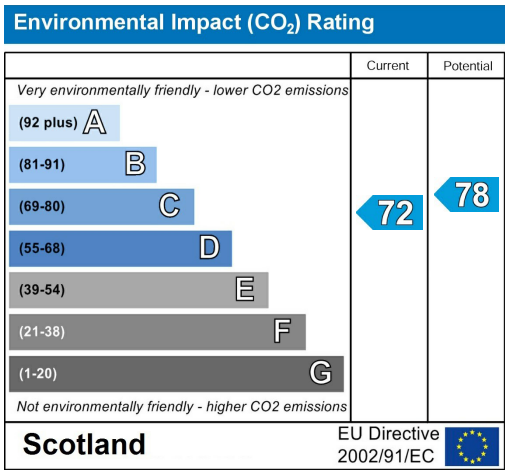
Energy Efficiency Graph

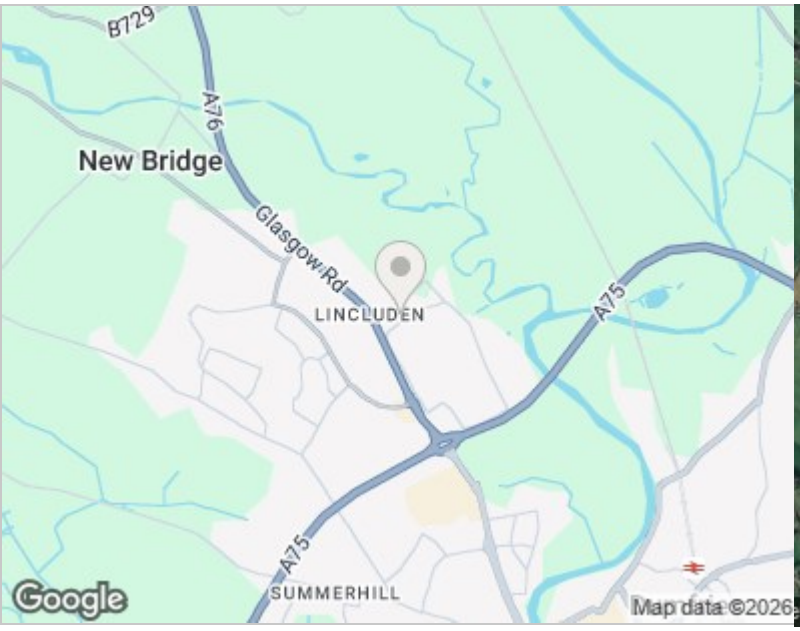




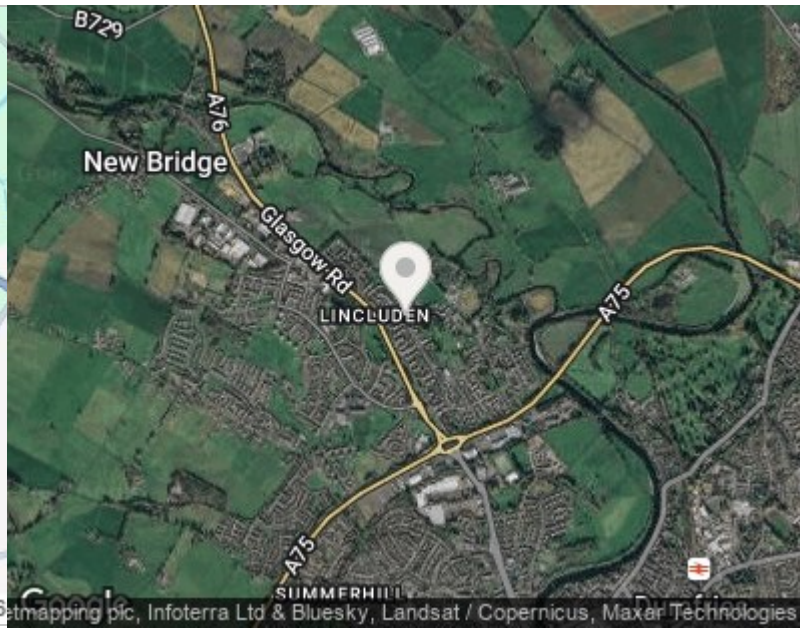
Viewing

Please contact our Hunters Dumfries Lettings Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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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The Property Ombudsman