



2, Sunderries Road
Dumfries
DG2 0AU
Offers in the region of £225,000



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

2, Sunderries Road, Dumfries, DG2 0AU

PROPERTY SUMMARY

A spacious detached home near Dumfries town centre, featuring well-proportioned rooms and a rear extension. It includes a lounge, kitchen/diner, utility room, dining room, WC, two double bedrooms, a shower room and a floored attic for storage.

Outside, there is wrap around garden space, as well as a driveway and garage. The property benefits from double glazing, gas central heating and solar panels.

Located in the well-connected Sandside area, it's close to shops, schools, the River Nith and scenic walking routes, making it ideal for families..

EPC: D.

- **Large Plot**
- **Well Proportioned Rooms**
- **Off Street Parking**
- **Close to Local Amenities**

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

Offers in the region of £225,000



JHS LAW
8 Bank Street, Dumfries
DG1 2NS



 01387 739000

 info@jhslaw.co.uk

Property Description

A spacious detached home located within close proximity to Dumfries town centre. The property is deceptively spacious, offering well-proportioned rooms throughout along with an additional rear extension.

The accommodation comprises a vestibule, hallway, lounge, kitchen/diner, utility room, dining room, WC, two double bedrooms and a shower room. There is also a well-floored attic providing excellent storage space.

Externally, the property benefits from a wrap-around garden, mainly laid to lawn with a paved area to the rear. There is a driveway and garage to the side, and an attractive stone frontage, with the property set well back from the street.

The property has benefited from areas of recent renovation, including the kitchen, double glazing and re-roofing.

The property benefits from double glazed windows throughout, gas central heating and solar panels.

Conveniently located within the well-connected Sandside area of Dumfries, the property is close to the town centre, the River Nith, and Cuckoo Bridge Retail Park, as well as a range of recreational facilities. The nearest schools are Loreburn Primary School and Dumfries Academy. There are also many scenic walks nearby, including the Burns Trail and riverside walks leading into town.

This property would make an ideal family home as it has a lot to offer.



Vestibule

8'2" x 4'11" (or thereby)

A welcoming entrance with access to the loft.

Hall

The spacious hall benefits from three built-in storage cupboards.

Lounge

18'0" x 15'1" (or thereby)

A bright and spacious lounge with a large front-facing window and a feature electric fire.

Kitchen/Diner

18'0" x 14'9" (or thereby)

Fitted with modern base units, a pantry cupboard, stainless steel sink and drainer, gas oven with cooker hood, and a peninsula run of units. Includes a built-in dishwasher, dining space and a storage cupboard housing the boiler.

Dining Room

11'9" x 7'10" (or thereby)

A bright space as part of the recent extension with dual-aspect windows overlooking the garden and double doors leading to the kitchen.

Utility

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

Fully fitted with base units, sink and drainer, towel rail and space for white goods. There is also a door providing access to the garden.





JHS LAW
8 Bank Street, Dumfries
DG1 2NS



01387 739000

info@jhslaw.co.uk

WC

5'10" x 2'11" (or thereby)

Includes vanity unit with sink and WC.

Bedroom One

17'0" x 14'1" (or thereby)

This spacious double bedroom benefits from a front facing window and built in understairs storage.

Bedroom Two

14'1" x 12'9" (or thereby)

A second well proportioned double bedroom, with additional views over the garden.

Shower Room

11'1" x 7'10" (or thereby)

The shower room is also well proportioned and is fully fitted with a walk in shower, vanity unit and basin and a WC.

Attic

Well-floored with stair access, providing excellent storage space.

Outside

Situated on a good sized plot, the outside includes an attached garage, two further wooden sheds and a rear lawn and paved area. There is also a driveway to the side providing off-street parking and stone finish to the front garden.

Viewing

By arrangement with the Selling Agents.





JHS LAW
8 Bank Street, Dumfries
DG1 2NS

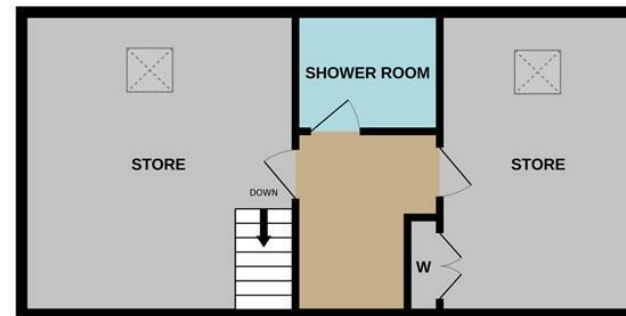


☎ 01387 739000
✉ info@jhslaw.co.uk

GROUND FLOOR



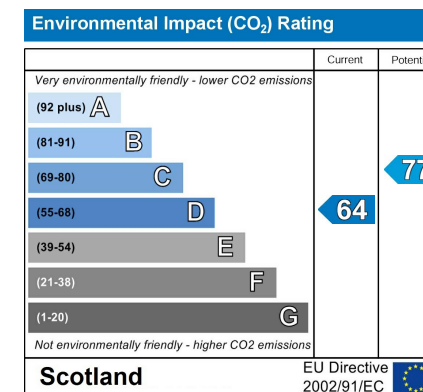
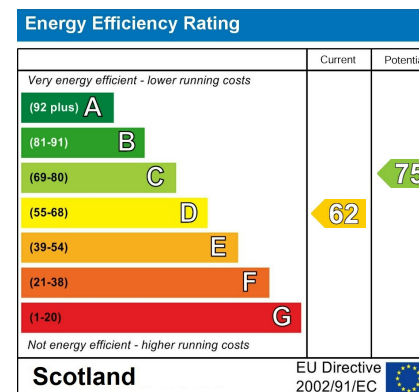
1ST FLOOR



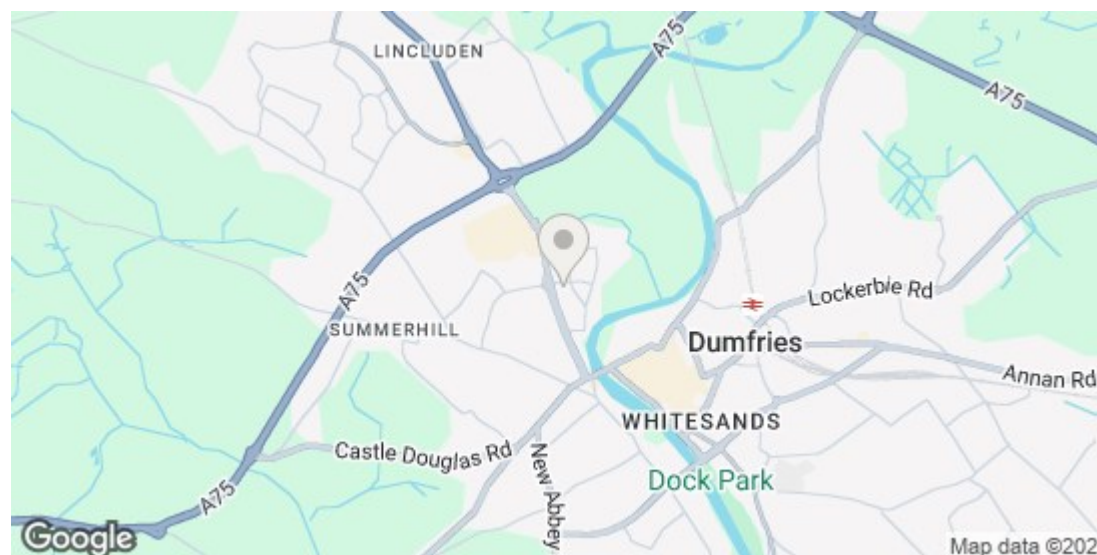
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

2 Sunderries Road Dumfries DG2 0AU

House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - 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.





 @JHS LAW

 @johnhendersonandsons



 01387 739000

 info@jhslaw.co.uk