



9, Larchfield Road
Dumfries
DG1 4HU
Offers in the region of £137,000



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

9, Larchfield Road, Dumfries, DG1 4HU

PROPERTY SUMMARY

A well-proportioned three-bedroom semi-detached property situated in the popular Larchfield area of Dumfries, offering spacious and well-presented accommodation throughout.

The property benefits from a generous rear garden with the accommodation comprising hall, lounge, kitchen, bathroom and three bedrooms.

Conveniently located within walking distance of Dumfries town centre, with local schools, supermarkets and transport links all within easy reach.

An ideal move-in-ready home for a range of buyers, including first-time buyers and young families.

EPC: C.

- ***Spacious Accommodation***
- ***Generous Rear Garden***
- ***Convenient Location***
- ***Excellent Storage***
- ***Move-In Ready***
- ***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

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DG1 2NS



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Property Description

A well-proportioned semi-detached property situated in the popular Larchfield area of Dumfries. The property offers spacious accommodation comprising an entrance hall, lounge, kitchen, bathroom and three bedrooms.

The property also benefits from an array of built-in cupboards, providing excellent storage and convenience. Outside, there is a deceptively large rear garden, featuring a decking area immediately to the rear of the property which leads onto a generous lawn. There is also a further lawn area to the front of the property.

The property benefits from double glazing and gas central heating.

Situated in a convenient location, the property is within walking distance of Dumfries town centre and is also within easy reach of a range of supermarkets, primary and secondary schools, including the well-regarded St Michael's Primary School and St Joseph's College. There are excellent transport links nearby, with regular bus services and Dumfries railway station also within easy reach.

This well-presented property provides a fantastic opportunity to acquire a move-in-ready home and would appeal to a wide range of buyers, including first-time buyers and young families.

Entrance Hall

Providing access to the main accommodation and includes a built-in cupboard.



Lounge

14'5" x 12'9" (or thereby)

A well-proportioned reception room overlooking the front garden, featuring a fireplace with an electric fire.

Kitchen

12'9" x 9'2" (or thereby)

A fully fitted kitchen comprising a range of base and wall-mounted units, stainless-steel sink and drainer, cooker and space for freestanding white goods. A door provides access to the rear garden.

Bathroom

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

The ground-floor bathroom comprises a bath with shower over, vanity unit with wash hand basin and WC.

Bedroom One

14'5" x 9'10" (or thereby)

A spacious double bedroom overlooking the front garden and benefiting from three built-in wardrobes.

Bedroom Two

13'5" x 8'10" (or thereby)

Currently utilised as a home office, this well-proportioned room provides ample space for a double bedroom. There is also a built-in cupboard housing the boiler.

Bedroom Three

10'2" x 8'10" (or thereby)

A single bedroom overlooking the rear garden and benefiting from two built-in wardrobes.





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Garden

The property enjoys a good-sized rear garden, with a decking area providing an ideal space for outdoor seating and entertaining, with the remainder laid to lawn. There is also a useful garden shed.

To the front of the property, there is a pathway leading to the entrance, together with a lawn area.

Viewing

By arrangement with the Selling Agents.





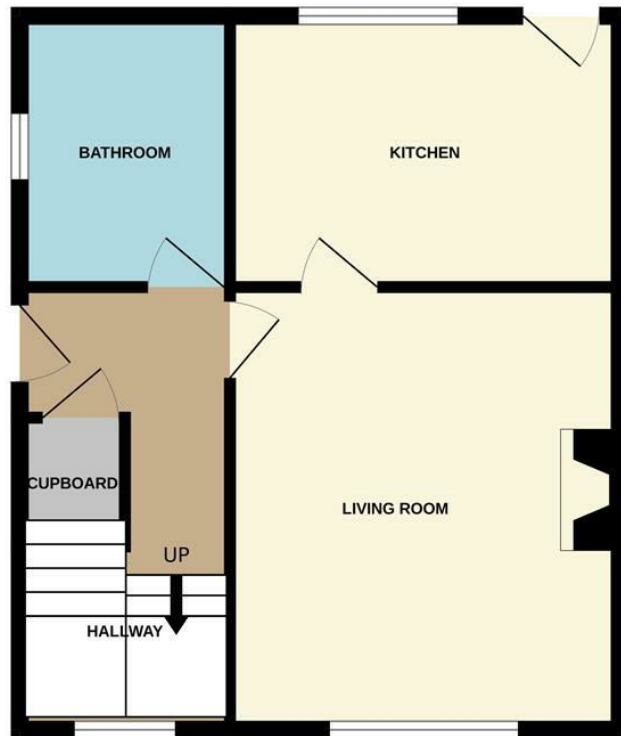
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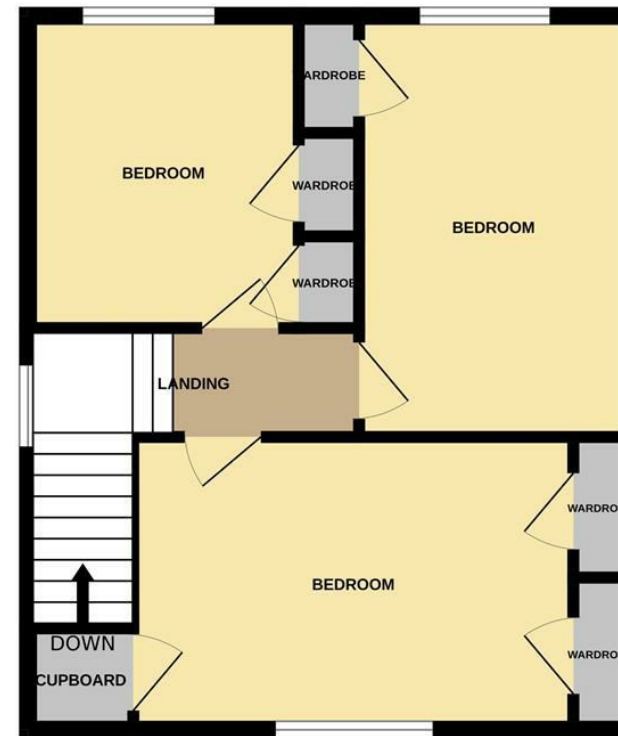
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GROUND FLOOR



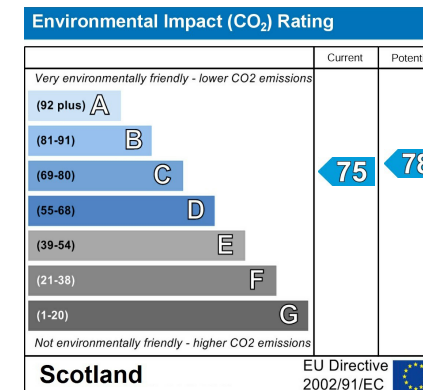
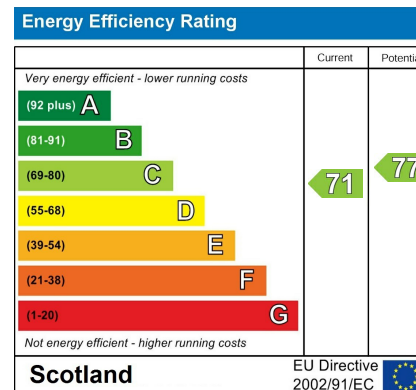
1ST FLOOR



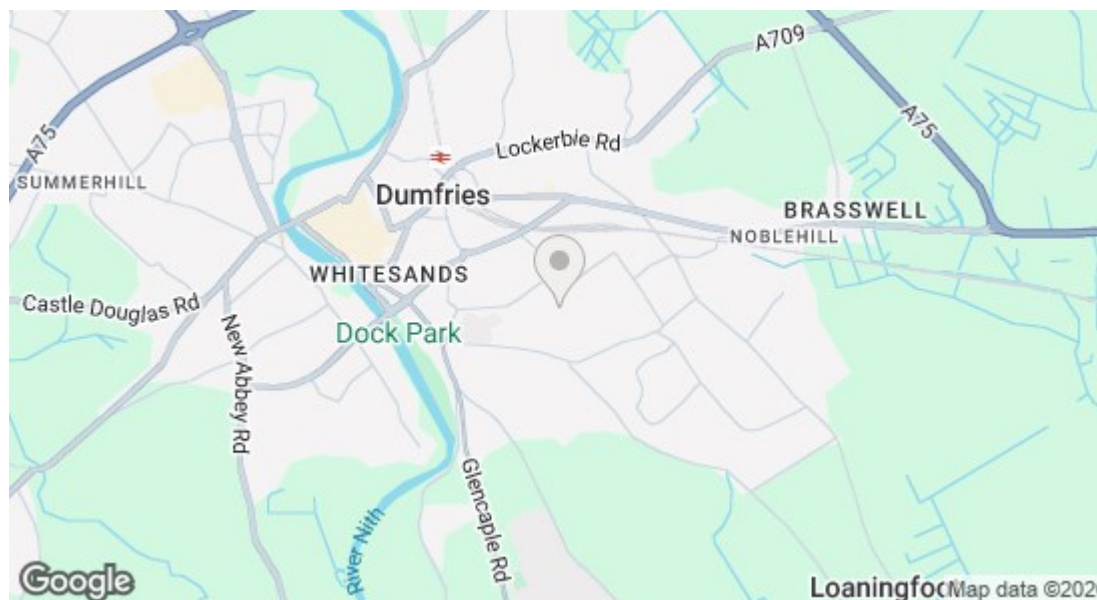
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Semi-Detached	Freehold	B	C	C



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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