HUNTERS®

HERE TO GET *you* THERE



Airds Court

Dumfries, DG1 4EP

Offers Over £200,000

3 | 1 | 1 | D

- Three-bedroom detached family home in popular Georgetown
- Spacious lounge with glazed doors to the dining room
- Fitted kitchen with integrated appliances and ample storage
- Modern shower room, gas central heating and double glazing
- Parking for approximately five vehicles, carport and detached garage
- Bright entrance porch and generous hallway with storage
- Separate dining room with French doors onto rear decking
- Two double bedrooms and a large single, all with built-in storage
- Generous rear garden with decking and established planting
- EPC – D | Council Tax Band – D

Tel: 01387 245898

Airds Court

Dumfries, DG1 4EP

Offers Over £200,000







11 Airds Court offers a well-presented detached home in Georgetown, one of Dumfries' most popular and established residential areas. With everyday amenities, schools and green space close by, it is a setting that lends itself particularly well to family life, combining the convenience of an established neighbourhood with space to enjoy at home.

Two primary schools serve the area, with secondary schooling also within walking distance, making this a practical location as children grow. A play park and green space are less than a minute's walk from the property, giving younger family members somewhere nearby to play and meet friends. Local shops, hairdressers and takeaways add to the convenience, keeping everyday essentials and services close to hand.

At home, the connection between the dining room and rear decking makes it easy to take meals outside in warmer weather or open the doors when friends and family visit. The generous rear garden offers room for play, planting and relaxing, with scope to shape the space around your own interests. Trees and established planting provide screening, while the absence of a property directly behind adds to the appeal of the outlook.

The extensive driveway, covered carport and detached garage offer welcome flexibility for households with several vehicles, visiting family or hobbies requiring extra storage. Together with the comfortable accommodation and useful storage indoors, this is a home with the space and setting to support family life over the years.

EPC – D | Council Tax Band – D

Viewings are strictly by appointment only. To arrange your viewing or request further information, please contact the Hunters Dumfries office on 01387 245898.

Entrance Porch
Accessed from the driveway through a modern uPVC door with decorative glazed inserts and a multi-point locking system. Windows to the front and both sides create a bright entrance space, finished with lino flooring and internal wall panelling. The porch provides a practical place for shoes and outdoor clothing, with a glazed inner door and adjoining side panel leading into the entrance hall.

Entrance Hall
A good-sized, welcoming hallway providing access to the lounge and the staircase to the first floor. Glazing from the porch allows natural light into the space, while an understairs cupboard offers useful storage.

Lounge
A well-presented and generously proportioned reception room with a large front-facing double-glazed window and a low-level radiator beneath the sill. A fire surround provides a focal point, with an electrical socket ready for an electric fire. Corner spotlights complement the room, while double timber-framed glazed doors connect directly to the dining room.

Dining Room
A bright dining room offering generous space for a family dining table. French doors with glazed panels to either side allow natural light into the room and open directly onto the rear decking, creating an inviting connection between the house and garden.

Kitchen
Fitted with a range of wall and base cabinets complemented by work surfaces, tiled splashbacks and under-unit lighting. Integrated appliances include an electric hob, electric oven, washing machine and under-counter fridge, with ample cupboard storage throughout. A side-facing window and a glazed uPVC rear door with an adjoining window provide natural light and access outside.

First Floor Landing
A bright landing with side-facing double-glazed windows, providing access to all three bedrooms and the shower room. A large cloakroom-style cupboard offers additional storage, with loft access also available.

Bedroom One
A particularly good-sized principal double bedroom with a large front-facing double-glazed window allowing plenty of natural light into the room. Benefits from a double-panel radiator and a built-in cupboard housing the Worcester boiler and hot water tank.

Bedroom Two
A good-sized double bedroom with a large rear-facing double-glazed window overlooking the garden. Built-in storage provides hanging and shelving space.

Bedroom Three
A large single bedroom with a front-facing double-glazed window providing natural light. The room benefits from a bulkhead storage cupboard and a double-panel radiator.

Shower Room
A modern shower room featuring a fully enclosed corner shower cubicle with curved glass and a Mira Go shower, together with a pedestal wash hand basin and low-level WC. The entrance wall is tiled from floor to ceiling, with full-height splashback panels on two further walls. Finished with lino flooring and an obscure-glazed rear double-glazed window.

Driveway/Parking
The fully block-paved frontage and driveway provide generous off-street parking for approximately five vehicles. A covered carport alongside the house offers sheltered parking, with the driveway continuing to the detached garage. External lighting is fitted beside the entrance porch.

Garage
Accessed through a front up-and-over door, the detached garage is fitted with power and lighting. A side door provides access from the garden, with a side-facing window allowing natural light inside.

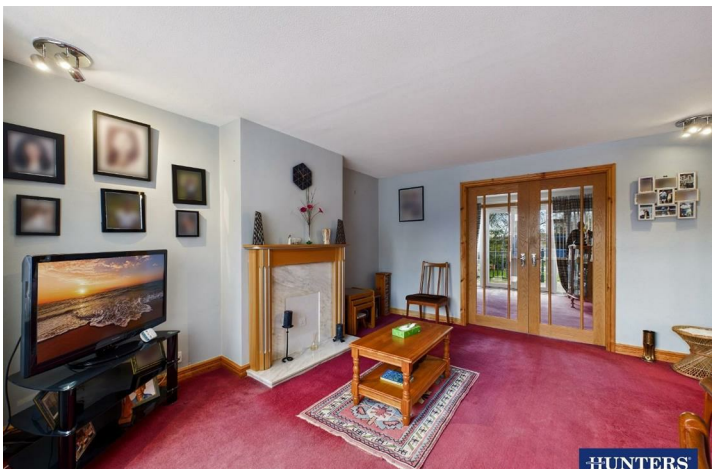
Rear Garden
Accessed through a wrought-iron side gate, the rear garden offers a generous outdoor space with scope to adapt the layout to suit individual needs. Raised decking immediately behind the house connects directly with the dining room, providing a convenient setting for outdoor dining and entertaining. Two steps lead down to the lawn, with established trees and shrubs along the left-hand boundary.

A rear boundary wall and established planting provide screening, with no property positioned directly behind. A hardstanding area offers potential for a greenhouse or alternative garden use, while a shed provides additional storage. External lighting and a block-paved path alongside the garage complete the outdoor space.

Virtual Staging Disclaimer
Some photographs within this brochure have been virtually staged to illustrate how the rooms could look when furnished and decorated. These images are for illustrative purposes only and do not represent the property's current presentation. Furniture, furnishings and decorative finishes shown in virtually staged images are not included in the sale.

Floorplan

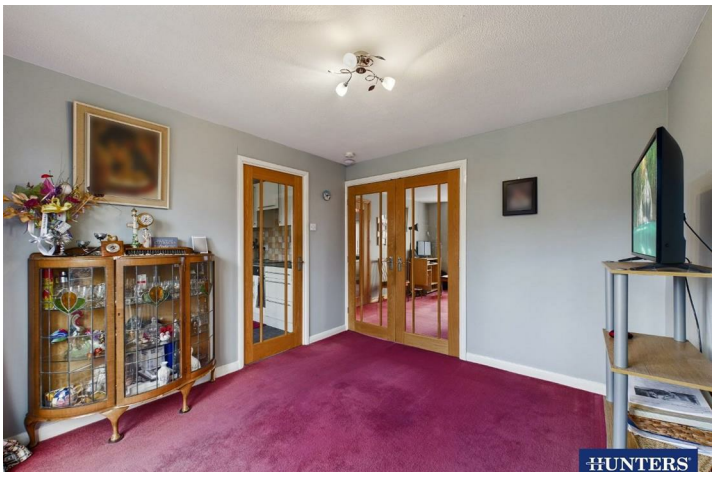

Living Room
12'5" x 15'1"
3.80 x 4.62 m
9'10" x 10'9"
3.00 x 3.30 m
Entry
5'9" x 4'11"
1.78 x 1.52 m
Hallway
6'3" x 13'5"
1.92 x 4.11 m
Kitchen
8'10" x 10'10"
2.71 x 3.32 m
Ground Floor Building 1
Bedroom
10'6" x 14'2"
3.22 x 4.33 m
Bedroom
12'3" x 9'6"
3.75 x 2.90 m
Bedroom
8'2" x 9'8"
2.50 x 2.95 m
Landing
6'5" x 8'0"
1.96 x 2.45 m
Bathroom
6'7" x 6'5"
2.01 x 1.96 m
Floor 1 Building 1
Garage
10'3" x 21'10"
3.13 x 6.67 m
HUNTERS
HERE TO GET you THERE
Approximate total area(1)
1183 ft²
109.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


HUNTERS


HUNTERS


HUNTERS


HUNTERS











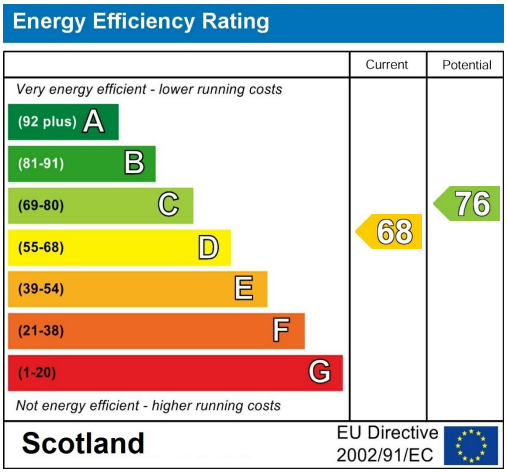


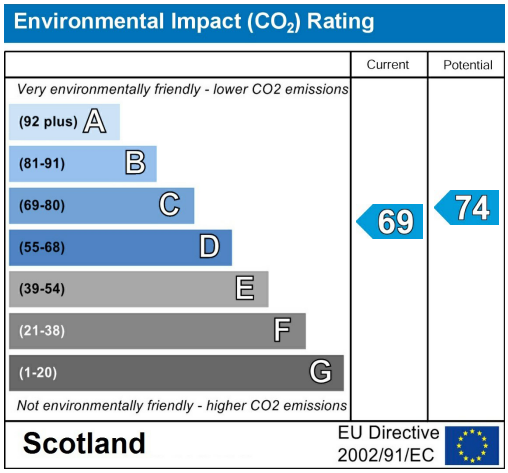






Energy Efficiency Graph





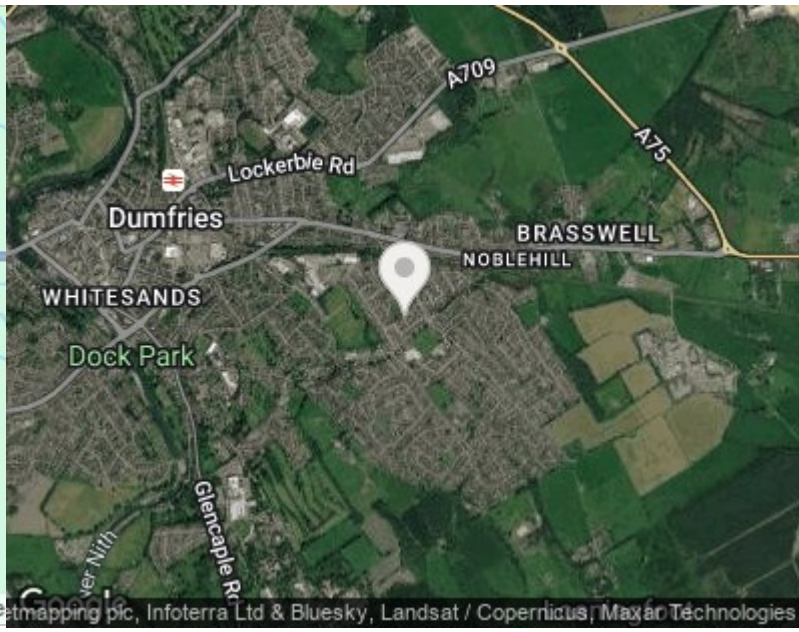
Viewing

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





HUNTERS®

HERE TO GET *you* THERE

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.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
https://www.hunters.com

The Property Ombudsman