



A B & A  
Matthews

19 Hamilton Avenue,  
Dumfries,  
DG2 7LW

Offers in the region of £140,000



Dumfries is a historic market town in southwest Scotland, often referred to as the “Queen of the South.” It lies on the River Nith, a few miles from the Solway Firth, and serves as the main town in the Dumfries and Galloway region. The town is particularly well known for its literary connections, most notably with Scotland’s national poet Robert Burns, who spent his final years there and is buried in St Michael’s Churchyard. Dumfries offers a mix of historic architecture, including Georgian buildings and medieval landmarks, alongside a wide range of modern shops, cafés, and amenities. Surrounded by attractive countryside, farmland, forests, and nearby coastline, the area provides excellent opportunities for outdoor pursuits such as walking, cycling, and wildlife watching. The town also has a strong community feel, a growing arts scene, and hosts regular festivals and markets, making it a vibrant and well-rounded place to live and visit.

**Council Tax Band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**

**KEY FEATURES:**

- ◆ **End-terraced 2 storey property**
  - ◆ **3 bedrooms (1 en-suite)**
- ◆ **Benefits from double glazing and gas central heating**
  - ◆ **Off-road parking**
  - ◆ **Easily maintained garden**

A well-presented end-terraced family home located in the popular town of Dumfries. The property offers three bedrooms, providing comfortable and flexible living accommodation ideal for families. Additional benefits include off-road parking and an easily maintained garden, perfect for those seeking low-maintenance outdoor space. The home is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Conveniently situated close to local amenities, schools, and transport links, this property represents an excellent family home in a desirable location.

### **GROUND FLOOR ACCOMMODATION**

#### **Entrance Porch – 3.70m x 2.25m**

UPVC front door with double glazed panel. Stairs to first floor accommodation with understairs storage. Radiator.

#### **Lounge – 4.87m x 3.26m**

The family room benefits from both south west and north east facing windows overlooking the garden grounds, allowing an abundance of natural light to fill the space. An ornate fireplace with an inset coal-effect gas fire provides an attractive focal point. The room also features a radiator.



**Kitchen – 3.43m x 2.42m**

The recently refurbished kitchen is fitted with a stylish range of wall and base units, offering ample storage and workspace. New appliances include a composite sink, hob with stainless steel cooker hood, and electric oven. There is space and plumbing for a washing machine and tumble dryer, both of which are included in the sale.



**Bedroom 1 – 2.87m x 2.76m**

A south-west-facing window overlooks the front garden, allowing plenty of natural light to enter the room throughout the day.

**En-Suite – 2.23m x 1.20m**

The bathroom is fitted with contemporary wet wall panelling and comprises a wash hand basin and WC. A fitted cupboard houses the gas central heating boiler, providing useful additional storage.



## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Stairs lead from the ground floor to the upper landing. The landing provides access to the attic via a ceiling hatch and benefits from a built-in shelved cupboard, offering useful storage space.

### **Bedroom 2 – 4.97m x 3.31m**

This bright and airy room benefits from both south-west- and north-east-facing windows, allowing excellent natural light throughout the day. The room also features a built-in shelved cupboard providing useful storage and a radiator.



### **Bedroom 3 – 4.04m x 3.36m**

The room benefits from both south-west- and north-east-facing windows, allowing an abundance of natural light to flow through the space. A radiator provides heating and comfort.

### **Wetroom – 2.29m x 2.10m**

The shower room is finished with modern wet wall panelling, a panelled ceiling with LED lighting, and comprises a fitted vanity unit incorporating a wash hand basin and back-to-wall WC. A shower cubicle with mains-powered shower provides excellent convenience, while a radiator completes the accommodation.

### **Garden**

The property enjoys garden grounds on three sides, with a block-paved driveway providing off-road parking for several vehicles. The front garden is mainly laid to lawn and features well-stocked flower and shrub borders, creating an attractive setting. To the rear, the garden has been paved for ease of maintenance, offering a practical outdoor space for relaxing and entertaining.

### **Outbuildings**

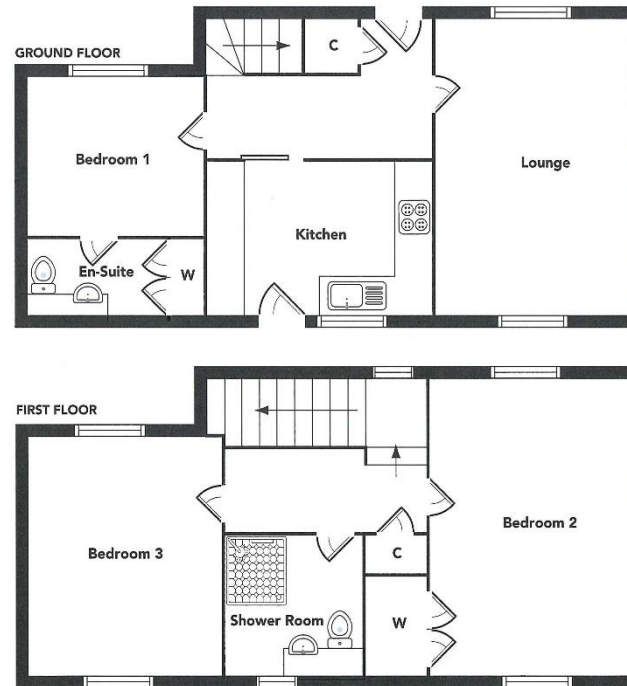
The garden also benefits from a shed and greenhouse, providing useful storage.

### **SERVICES**

Mains supplies of water, gas and electricity.

The property is connected to the mains drainage system.





**NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.