

1, Caulstran Street
Dumfries
DG2 9FN
Offers in the region of £200,000

www.JHSLAW.co.uk

01387 739000

info@jhslaw.co.uk

1, Caulstran Street, Dumfries, DG2 9FN

PROPERTY SUMMARY

This CHAIN-FREE detached home provides thoughtful accommodation and is located within the popular Barnhill area of Dumfries, making it well suited to modern family life .

The layout includes a lounge, reception/dining room, kitchen, ground floor WC, three double bedrooms (one with en-suite), and a family bathroom.

The property also benefits from a fully-enclosed rear garden, along with a garage and driveway to the front providing off-street parking.

Well placed for local amenities and schooling, the property is also within easy reach of local amenities and town centre bus routes.

This property would be well suited to a multitude of buyers including families and first time buyers.

EPC: C

- ***CHAIN-FREE Detached House***
- ***Three Double Bedrooms (master With En-Suite)***
- ***Lounge & Reception/Dining Room***
- ***Garage, Off-Street Parking & Enclosed Rear Garden***
- ***Situated In The Popular Residential Area Of Barnhill, Dumfries***

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 £200,000



Property Description

Situated within the highly sought-after Barnhill residential area of Dumfries, this CHAIN-FREE detached property offers an excellent opportunity to acquire a comfortable and welcoming family home.

The accommodation comprises an entrance vestibule, convenient ground floor WC, reception/dining room, kitchen and lounge, with three double bedrooms (master with en-suite shower room) and family bathroom to the first floor. The property home enjoys an abundance of natural light and is decorated in neutral tones, providing a bright and airy feel throughout.

Externally, the property benefits from a fully-enclosed rear garden. There are pathways to both sides of the house, along with a smaller front garden and a private driveway providing off-street parking.

Barnhill remains a popular residential area, particularly with families, thanks to its close proximity to a range of local amenities. The property falls within the catchment area for Laurieknowe Primary School, while secondary education can be provided at North West Community Campus or Dumfries Academy. A variety of retail parks, supermarkets and recreational facilities are all within easy reach, as well as Dumfries town centre itself which lies less than two miles away.

Early viewing is highly recommended to fully appreciate the space, setting and appeal of this home.

Entrance Vestibule

7'10" x 3'11" or thereby
Access into the property is into the entrance vestibule.





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Ground Floor WC
2'11" x 7'10" or thereby
Comprising a wash hand basin and WC.

Reception/Dining Room
12'1" x 9'2" or thereby
Located to the front of the property, this room could be utilised for a variety of purposes. With open-plan stairs to first floor level.

Kitchen
11'9" x 9'2" or thereby
Comprising a generous range of fitted base and wall units and complimentary work surfaces, with integrated electric oven, gas hob and extractor over, breakfast bar and stainless steel sink and drainer unit. Spaces are also available for further free-standing white goods. An external rear entrance door provides access to the gardens.

Lounge
15'5" x 11'5" or thereby
Situated to the rear of the property, the spacious lounge features an electric fire with decorative surround and hearth, and French doors providing access/egress to the rear garden.

Bedroom One
12'1" x 11'5" or thereby
A well-proportioned double bedroom with dressing area housing two built-in wardrobes, and en-suite shower room.

En-Suite Shower Room
5'10" x 6'10" or thereby
Comprising a shower enclosure with mains-powered shower unit, a wash hand basin and WC. Benefitting from a built-in cupboard.





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Bedroom Two
12'9" x 7'10" or thereby
A second double bedroom, with a range of fitted bedroom furniture.

Bedroom Three
9'2" x 9'2" or thereby
A third double bedroom, benefitting from a built-in wardrobe.

Bathroom
7'6" x 5'10" or thereby
Consisting of a bath and mixer tap, a wash hand basin and WC.

Outside
The property benefits from a garage, and gardens to both the front and rear. The front garden is open in design, with a tarred driveway providing access to the garage, and lawn area to present an pleasant front aspect. The rear garden is fully enclosed, creating a safe environment for both children and pets, and comprises an area of timber decking and a generous lawn area, as well as benefitting from a timber garden shed.

Viewing Arrangements
Please contact JHS Law on (01387) 739000 to arrange a viewing.





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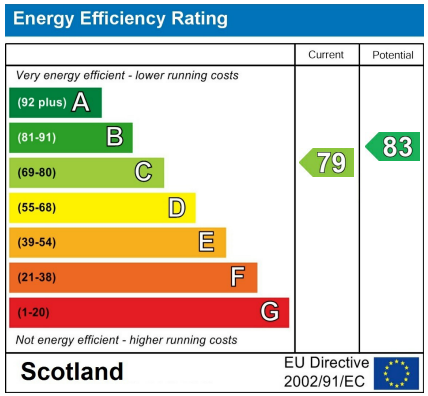
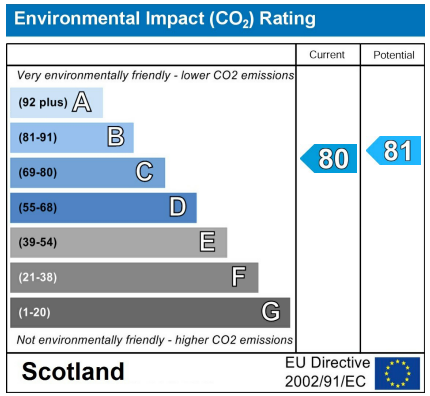
House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Detached	Freehold	E	C	C





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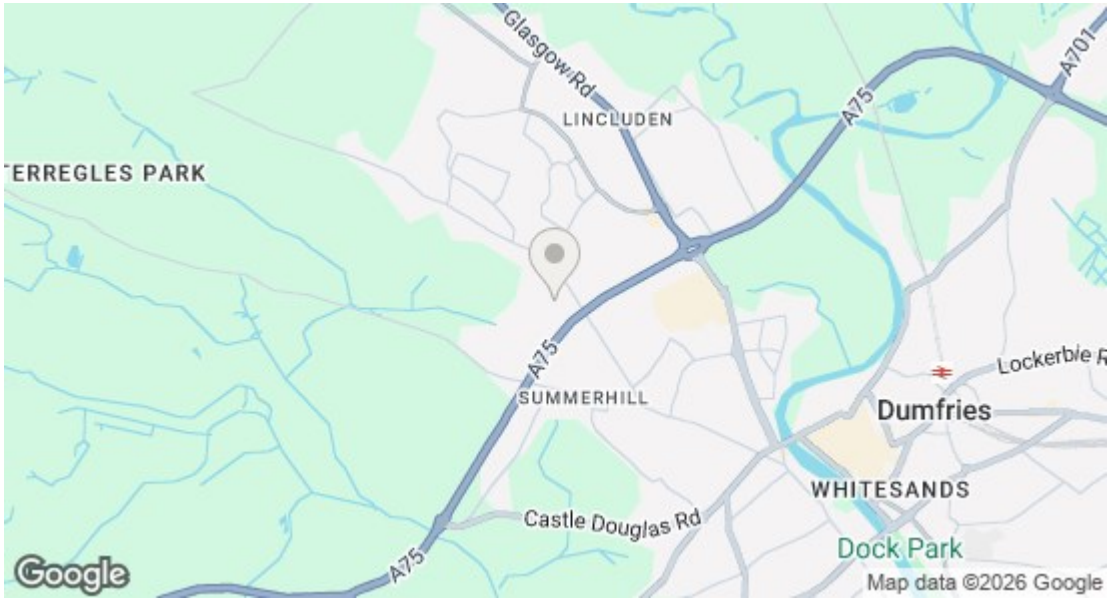

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