



Lincluden Road

Dumfries, DG2 0PR

Offers Over £85,000



- Three-bedroom semi-detached property
- Two reception rooms offering flexible layout
- Downstairs cloakroom WC
- Generous plot with front, side and rear garden space
- Detached rear outbuilding with power and lighting
- Full refurbishment project throughout
- Kitchen with separate sunroom to rear
- Three double bedrooms on first floor
- Off-street parking for multiple vehicles
- Council Tax Band – C

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Hunters Dumfries are pleased to present this three-bedroom semi-detached property located on Lincluden Road in Dumfries, offering a rare opportunity to acquire a generously proportioned home with significant potential in a well-established and convenient residential location.

Viewings strictly by appointment only – call 01387 245898

The property offers a flexible and spacious layout, comprising two reception rooms, kitchen, sunroom and downstairs WC to the ground floor, with three double bedrooms and a family bathroom to the first floor. Set on a good-sized plot with front, side and rear garden space, the property provides an excellent foundation for redevelopment and reconfiguration to suit modern living requirements.

Positioned within a popular area of Dumfries, the property benefits from close proximity to a wide range of local amenities, including primary schooling, shops, takeaways and everyday services, along with regular public transport links providing easy access to Dumfries town centre. The location offers both convenience and accessibility, making it an attractive setting for a variety of buyers.

While the property is in a state of significant disrepair and requires full refurbishment throughout, it presents a clear opportunity for developers, investors or purchasers seeking a project. Once completed, similar properties in the area are achieving in the region of £140,000 to £150,000, offering strong potential for value uplift.

Overall, this is a property that offers far more than its current condition suggests — with space, plot size and location combining to create an excellent redevelopment opportunity.

Internal Details

The property is accessed via the front/side entrance into a ground floor hallway, which provides access to the main accommodation and staircase to the first floor.

Immediately off the hallway is a cloakroom WC, which is currently not in use and the condition of the plumbing is unconfirmed.

Also located off the hallway is a further reception room, suitable for use as a downstairs bedroom, home office or dining room.

To the front of the property is the lounge, which benefits from a window to the front elevation and offers a good-sized living space.

From the lounge, access is provided to the kitchen, positioned to the rear of the property. The kitchen is of a galley-style layout with existing plumbing in place, offering scope for full replacement and redesign.

Located off the kitchen is a rear sunroom, which would require structural assessment and is likely to require repair or replacement.

To the first floor, the property comprises three double bedrooms and a family bathroom, all accessed from the landing.

External

To the front, the property benefits from a generous garden area enclosed by low-level walling, with a pathway leading to the entrance. A large mature tree sits within the garden, providing character and natural screening.

To the side, there is off-street parking suitable for two to three vehicles, along with additional garden space offering potential for landscaping or extension, subject to the necessary consents.

To the rear, the garden is predominantly paved,

providing a low-maintenance outdoor area. A useful storage outbuilding is located to the rear, benefitting from power, lighting and a window.

Condition & Services

The property is in a state of significant disrepair and requires full refurbishment throughout.

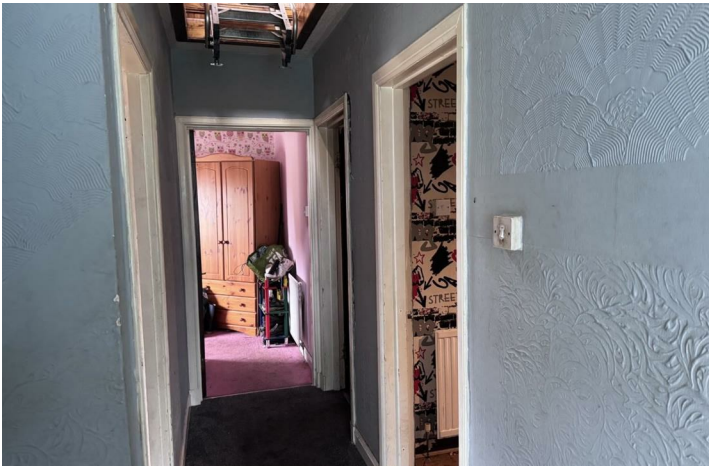
Externally, there is extensive damage to the property, including broken and boarded windows to the front elevation, smashed windows to the side, and further broken glazing to the rear and sunroom. The front entrance door is also damaged, with issues to both the door and hinges, leaving the property currently unsecured. Replacement of windows and doors throughout is likely required, although some existing framework may be suitable for repair subject to inspection.

Internally, the property would require a full strip-out and comprehensive programme of works to bring it to a habitable standard.

The gas boiler and heating system have been condemned and are non-operational. The condition of the electrics has not been tested or verified, and a full inspection and upgrade would be required.

Overall, the property is being sold as a refurbishment project and is best suited to developers, investors or purchasers with the resources to undertake a full renovation. Due to its condition, the property may not be suitable for standard mortgage lending.

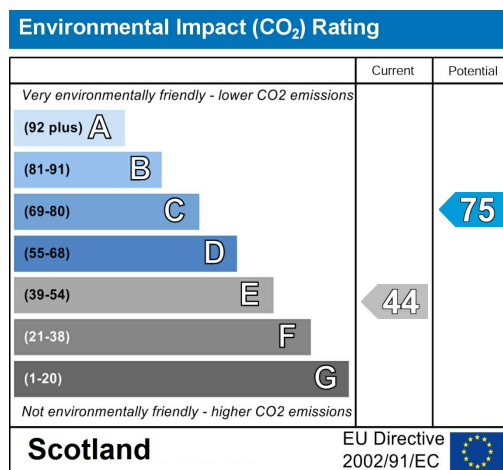
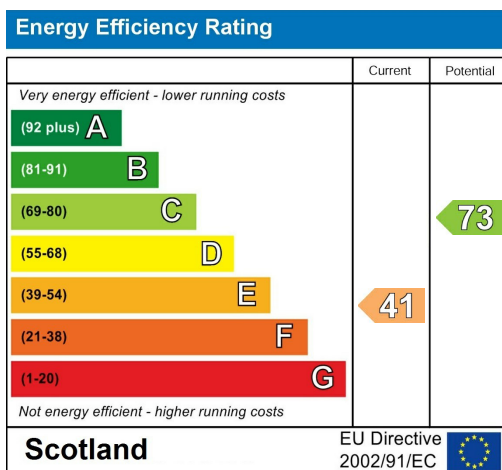
Floorplan







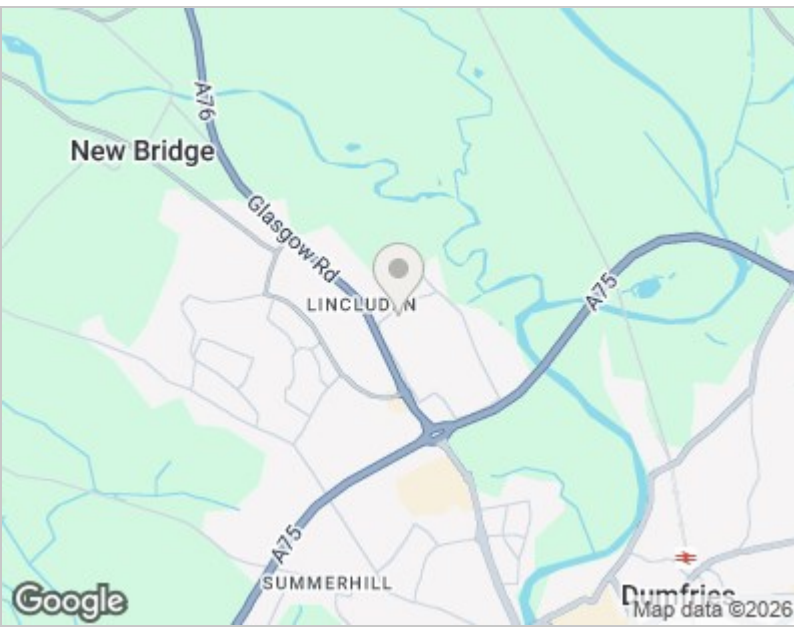
Energy Efficiency Graph



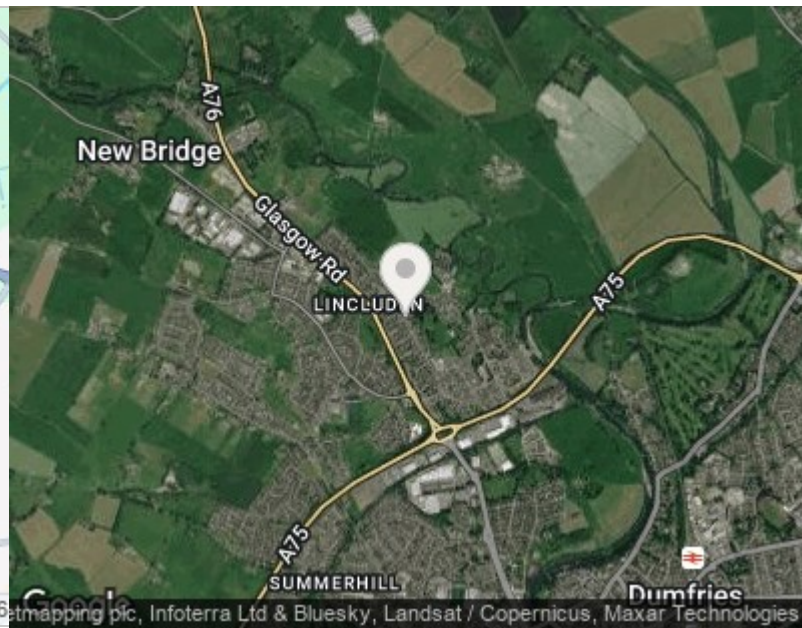
Viewing

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





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.

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