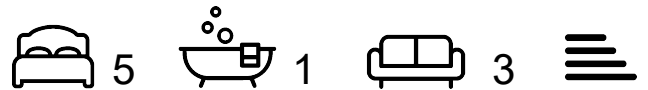




Edinburgh Road

Dumfries, DG1 1JQ

Offers Over £350,000

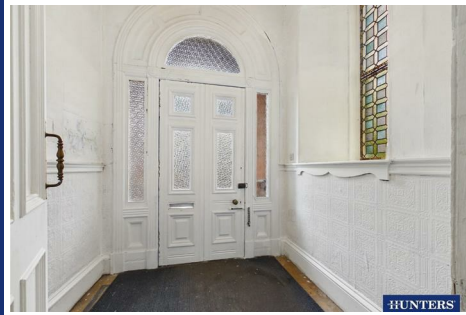


- Grade B Listed Victorian residence dating from 1892
- Five bedrooms and two impressive reception rooms
- Stunning contemporary kitchen with utility room
- Opportunity to tailor the final specification
- Grand period home with outstanding character and proportions
- Approximately 3,296 sq ft (306.2 sq m) of accommodation
- Exceptional original period features throughout
- Extensive sympathetic refurbishment completed
- Generous front and rear gardens
- Further finishing works available by negotiation

Edinburgh Road

Dumfries, DG1 1JQ

Offers Over £350,000



Hunters Dumfries are proud to present this exceptional Grade B Listed Victorian residence, dating from 1892, offering a rare opportunity to acquire one of Dumfries' finest period homes. Having undergone an extensive programme of sympathetic refurbishment, the property beautifully combines magnificent original architectural features with high-quality modern improvements, whilst allowing purchasers the opportunity to personalise the final stages of completion.

Extending to approximately 3,296 sq ft (306.2 sq m), the property offers substantial family accommodation including two magnificent reception rooms, a stunning contemporary kitchen with utility room, five bedrooms and a family bathroom, all centred around an impressive reception hall where ornate plasterwork, moulded cornicing, decorative friezes, dentil mouldings and original Victorian detailing have been carefully preserved throughout.

A significant programme of refurbishment has already been completed, including a full electrical rewire, restoration of original features and installation of a high-quality fitted kitchen. The ground floor cloakroom and first floor family bathroom are prepared for completion, whilst the central heating system has been installed and is awaiting final commissioning. The property is offered in its current stage of refurbishment, with the option to discuss a bespoke package of finishing works with the developer, subject to an agreed purchase price.

Occupying a prominent position on Edinburgh Road, the property is ideally placed for easy access to Dumfries town centre, a wide range of shops, schools and everyday amenities, with the picturesque River Nith directly opposite providing beautiful riverside walks. Set within a designated conservation area, the property also enjoys substantial gardens, extensive parking and an impressive approach befitting a home of this stature. A truly unique opportunity to create an outstanding family home of exceptional character.

Entrance Vestibule

Accessed via the original period entrance door with ornate surround, decorative fanlight and original period doorbell. The vestibule benefits from disabled access and retains a beautiful stained-glass window together with decorative moulded cornicing and period plasterwork before leading into the impressive reception hall.

Reception Hall

A welcoming and beautifully proportioned reception hall featuring exceptional ceiling heights and an abundance of original Victorian detailing including decorative plasterwork, moulded cornicing, dentil mouldings, decorative friezes, coffered ceiling panels and ornate overdoor pediments. A timber staircase rises to the first floor whilst doors provide access to the principal ground floor accommodation.

Family Room

A magnificent family reception room featuring an impressive bay window, period radiators and beautiful decorative plasterwork. Open through a wide opening into the adjoining seating area, this versatile room offers excellent flexibility for modern family living whilst retaining the elegance expected of a home of this period.

Principal Reception Room

An outstanding principal reception room of exceptional proportions offering ample space for both formal lounge and dining areas. Large bay and picture windows flood the room with natural light while beautiful decorative plasterwork, moulded cornicing and impressive ceiling heights create a spectacular entertaining space.

Kitchen

Recently fitted with a stylish range of contemporary shaker-style wall and base units complemented by quartz-effect work surfaces. Features include a large central island with five-zone induction hob, integrated double oven, integrated dishwasher, integrated fridge freezer, one-and-a-half bowl slate-effect sink with brushed brass mixer tap and generous storage. A door provides direct access to the rear garden.

Utility Room

Fitted with matching cabinetry and work surfaces together with original built-in period storage cupboards. Plumbing and space are provided for both a washing machine and tumble dryer.

Walk-in Storage Room

A generous internal storage room providing excellent household storage with flexibility for a variety of future uses.

Cloakroom/WC

Located beneath the staircase, this ground floor cloakroom is currently prepared for completion and will comprise a low-level WC and wash hand basin.

First Floor Landing

The original staircase rises to a spacious first floor landing where the property's period detailing continues. The staircase is intended to be completed with an oak handrail and black wrought iron balustrade. Loft access is also provided.

Principal Bedroom

An exceptional principal bedroom featuring a large rear-facing bay window together with two additional side windows. Beautiful decorative plasterwork, moulded cornicing and original architectural detailing create a truly elegant principal suite.

Bedroom Two

A substantial front-facing double bedroom enjoying a large bay window together with an additional front window. Exceptional decorative plasterwork and ornate moulded ceiling details have been carefully retained.

Bedroom Three

A spacious L-shaped front-facing bedroom offering flexible family accommodation with two front-facing windows providing excellent natural light.

Bedroom Four

A generous rear-facing double bedroom overlooking the gardens.

Bedroom Five

A rear-facing single bedroom ideal as a nursery, home office or dressing room, with potential to create an en-suite to the principal bedroom, subject to any necessary consents.

Family Bathroom

Prepared for completion and designed to include a freestanding slipper bath, corner shower enclosure, pedestal wash hand basin, low-level WC, traditional-style radiator and splashback tiling to the wet areas.

Front Garden

The property is approached via an impressive tarmac driveway framed by an original sandstone retaining wall and sandstone entrance pillars, creating a striking first impression. Well-stocked planted borders, mature shrubs and established trees soften the frontage, while areas of lawn enhance the setting of this elegant Victorian home. Double steel gates provide access through to the rear of the property.

Rear Garden

The substantial rear garden enjoys an enviable setting backing onto a designated conservation area, creating a wonderful sense of privacy and greenery. Predominantly laid to lawn, the gardens are complemented by mature protected trees, traditional-style ornamental lamp posts and ample space for families, entertaining or future landscaping. Beyond the double entrance gates, extensive off-street parking provides space for approximately six vehicles, making the outdoor space as practical as it is impressive.

Virtual Staging

Some images within this brochure have been virtually staged using computer-generated furnishings and décor to demonstrate the potential appearance and scale of the rooms. The property is being sold as viewed, and the virtually staged images are for illustrative purposes only.

Floorplan



Ground Floor



HUNTERS
HERE TO GET *you* THERE

Approximate total area⁽¹⁾3296 ft²306.2 m²

Reduced headroom

31 ft²2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

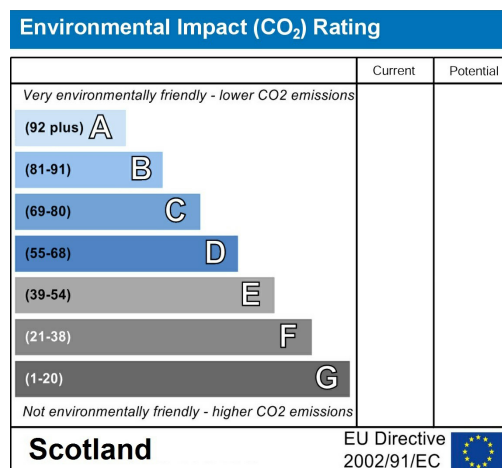
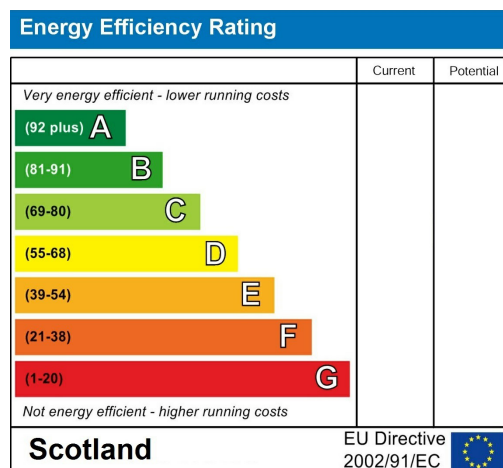
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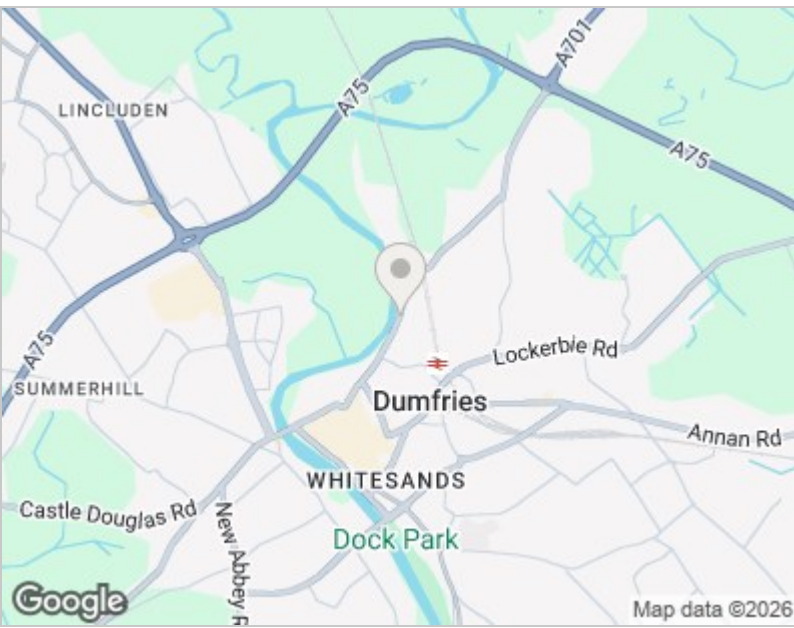
Energy Efficiency Graph



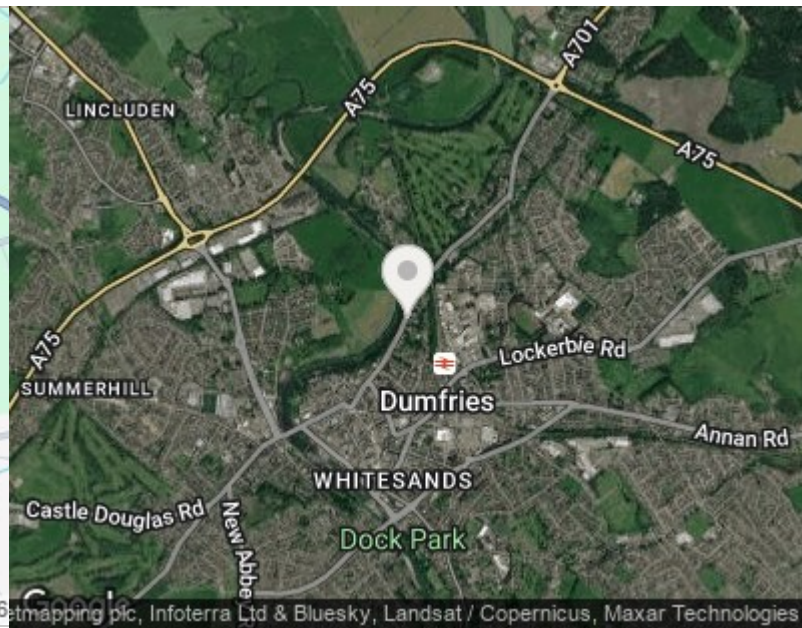
Viewing

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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