



## Barkerland Avenue

Dumfries, DG1 4HR

Offers Over £110,000



- Spacious three-bedroom mid-terrace home
- Generous lounge with patio doors leading to the rear garden
- Recently renovated ground floor family bathroom
- Excellent built-in storage throughout the property
- Popular Larchfield location close to schools, amenities and transport links
- Ideal purchase for first-time buyers and growing families
- Well-appointed kitchen with ample worktop and storage space
- Three versatile bedrooms offering flexible accommodation
- Attractive front gardens and enclosed rear garden
- EPC Rating: D | Council Tax Band: B

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Hunters Dumfries are delighted to present to the market this well-presented three-bedroom mid-terrace home, located within the popular Larchfield area of Dumfries. Offering spacious accommodation throughout, together with attractive front and rear gardens, the property represents an excellent opportunity for first-time buyers, growing families or those seeking a home within easy reach of local amenities and schooling.

Internally, the property provides flexible living space ideally suited to modern family life, with a generous lounge opening directly onto the rear garden, a well-appointed kitchen and a recently renovated family bathroom. Upstairs, three well-proportioned bedrooms offer versatility for a range of purchasers, whether utilised as family accommodation, guest rooms or home office space.

Larchfield continues to prove popular due to its convenient location and excellent access to the amenities of Dumfries. A range of local services, supermarkets, healthcare facilities and leisure opportunities are all within easy reach, whilst nearby primary and secondary schooling make the area particularly attractive to families. With Dumfries town centre only a short distance away and excellent transport connections throughout the region, 34 Barkerland Avenue combines practicality, convenience and comfortable family living in equal measure.

EPC - D | Council Tax Band - B

Viewings are strictly by appointment only through Hunters Dumfries. To arrange your viewing, contact the office on 01387 245898 or email [dumfries@hunters.com](mailto:dumfries@hunters.com).

Tel: 01387 245898

### Entrance Hall

A welcoming and spacious entrance hall finished with laminate flooring and presented in attractive decorative order. The hall provides access to the family bathroom and lounge, together with a useful understairs storage cupboard offering excellent practicality for day-to-day family living.

### Lounge

A spacious family reception room enjoying views and direct access to the rear garden through double patio doors. The room is well presented throughout and benefits from an inset gas fire positioned within the chimney breast, creating an attractive focal point. A door provides access to the adjoining kitchen, while the generous proportions of the room allow flexibility for a variety of furniture arrangements.

### Kitchen/Breakfast Room

The kitchen comprises an assortment of low-level storage units with complementary worktop surfaces above. Features include a one-and-a-half bowl stainless steel sink with drainer, tiled splashbacks to the work preparation areas and designated space for both a freestanding fridge freezer and washing machine. The property's combi boiler is housed within the kitchen, while a UPVC door and adjacent glazed side panel provide access to the rear garden together with an abundance of natural light.

### Family Bathroom

Located on the ground floor, the recently renovated family bathroom has been finished to an excellent standard and comprises a bath with power shower positioned over together with a glazed shower screen. A contemporary vanity unit incorporates both the wash hand basin and low-level WC whilst providing useful storage beneath. The room benefits from floor-to-ceiling wall panelling surrounding the bathing area, creating a stylish and practical finish. A front-facing opaque window provides natural light and ventilation.

### First Floor Landing

The first floor landing provides access to all three bedrooms together with the loft space.

### Bedroom One

A generous double bedroom, well presented throughout and benefiting from a window allowing an

abundance of natural light. The room offers ample space for a range of bedroom furniture, creating a comfortable and relaxing retreat.

### Bedroom Two

A further spacious double bedroom, attractively decorated and enjoying natural light from the window. The room provides flexible accommodation and would suit a variety of purchaser requirements.

### Bedroom Three

Currently utilised as a home office, this versatile room would equally function as a third bedroom. Benefiting from a window providing natural light together with two built-in storage cupboards offering both hanging and shelved storage, the room offers excellent flexibility to suit changing family needs.

### External Front

The property is approached from the pavement via a set of steps leading to the entrance pathway. To either side of the steps are sloping lawned areas, while decorative loose bark borders flank the pathway on the upper level, creating an attractive and low-maintenance frontage. The pathway leads directly to the covered entrance porch.

### External Rear

Accessed directly from both the lounge and kitchen, the enclosed rear garden has been thoughtfully arranged to provide a variety of outdoor spaces. Immediately adjoining the property is a patio seating area, with steps rising to the main garden level. A further patio area sits alongside decorative stone chippings, bordered by raised planting beds ideal for shrubs and seasonal planting.

A pathway extends through the garden towards the rear access gate, with lawned areas positioned on either side, creating an attractive family-friendly outdoor environment. The garden also benefits from a timber garden shed and secure fencing to the boundaries, providing a good degree of privacy and seclusion.

# Floorplan

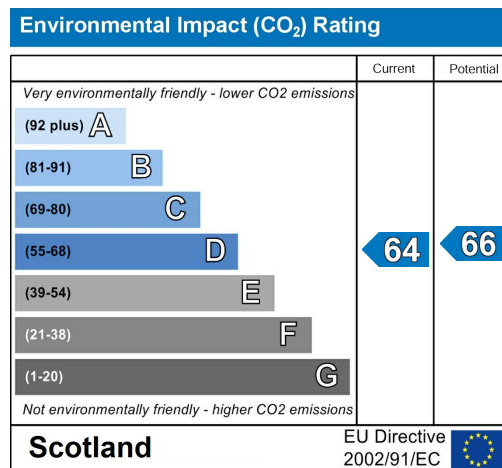
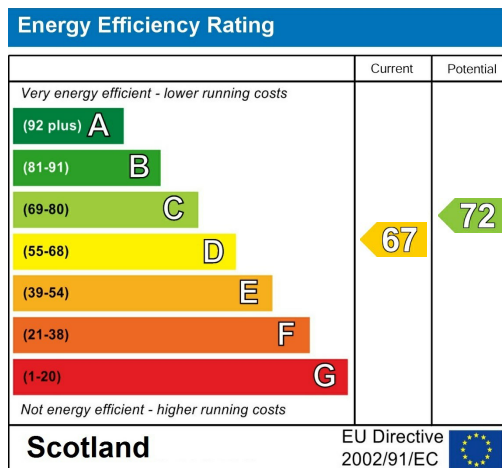






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### Energy Efficiency Graph

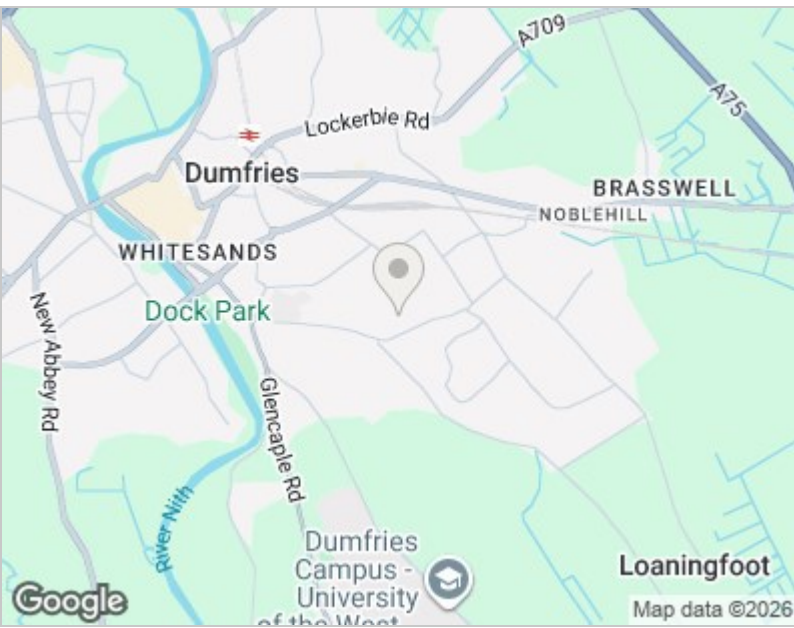


### Viewing

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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