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Montague Street

Dumfries, DG1 1HE

Offers Over £115,000

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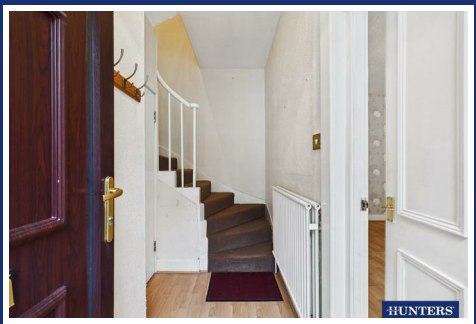
- Four Bedroom Town House
- Bright and spacious living room with character features and excellent natural light
- Useful basement area ideal for additional family space, games room or home office
- Spacious dormer-style attic bedroom with built-in eaves storage
- Walking distance to Dumfries town centre and railway station
- Flexible accommodation including basement level and attic bedroom
- Fitted kitchen/breakfast room with ample storage and direct garden access
- Two well-proportioned first-floor double bedrooms plus additional study/home office
- Gas central heating, double glazing and neutral décor throughout
- EPC – D | Council Tax Band – C

Tel: 01387 245898

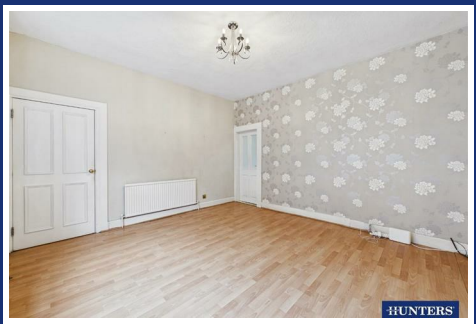
Montague Street

Dumfries, DG1 1HE

Offers Over £115,000







Hunters Dumfries are pleased to present to the market 5 Montague Street, a spacious and versatile three-bedroom mid-terrace townhouse ideally positioned within close proximity to Dumfries town centre. Offering flexible accommodation set across multiple levels, including a useful basement level and spacious attic bedroom, the property presents an excellent opportunity for a range of purchasers including first-time buyers, growing families and investors alike.

Internally, the property offers generously proportioned accommodation throughout, briefly comprising a bright and welcoming living room, fitted kitchen/breakfast room, versatile basement level, two first-floor double bedrooms, a family bathroom, home office/study area and a spacious attic bedroom occupying the upper level. The property further benefits from gas central heating, double glazing and neutral décor throughout, while still offering scope for purchasers to modernise certain areas to their own individual taste and specification.

Viewings are strictly by appointment only through Hunters Dumfries. To arrange your viewing, contact the office on 01387 245 898.

The property enjoys a highly convenient location within walking distance of Dumfries town centre, offering easy access to a wide range of local amenities, supermarkets, cafés, restaurants, leisure facilities and retail outlets. Dumfries Railway Station is also situated nearby, making the property particularly well suited to commuters and those requiring convenient transport links. In addition, the area benefits from nearby schooling, healthcare services and pleasant riverside and outdoor walks, all contributing to the appeal of this central yet well-established residential location.

EPC – D | Council Tax Band – C

Entrance Hall
Entering the property through the welcoming entrance hall, stairs lead to the first-floor accommodation while access is also provided to the basement level. The hallway benefits from a practical hanging area for coats and everyday storage, creating a functional entrance space.

Lounge
Situated to the front of the property, the bright and spacious living room has been tastefully decorated in neutral tones and benefits from attractive laminate flooring throughout. Two double glazed windows allow an abundance of natural light to flow into the room, creating a warm and inviting atmosphere. Additional features include a TV point, a charming period-style cupboard adding character to the space, along with a useful recessed storage cupboard fitted with shelving and overhead cabinet space.

Kitchen/Breakfast Room
Leading through from the living room, the kitchen is fitted with a range of wall and base units providing ample storage space, complemented by laminate work surfaces and a stainless steel sink with swan-neck tap. A breakfast bar area provides an ideal space for casual dining and everyday living.

Further features include an electric cooker with extractor fan above, multiple power sockets for kitchen appliances and lino flooring throughout. There is designated space for a washing machine along with additional space suitable for either a tumble dryer or dishwasher. One of the storage cupboards conveniently houses the gas boiler.

A double glazed window positioned above the sink area allows natural light into the room, while a door from the kitchen provides direct access to the rear garden/yard.

Basement Room
Accessed from the entrance hall, the basement level offers a generous and versatile space which could be utilised as a games room, home office, hobby room or additional family area depending on individual requirements. The basement further benefits from a useful built-in storage cupboard, providing additional practicality. The property's electrical fuse boxes are conveniently positioned at the top of the basement stairwell.

First Floor Landing
Stairs lead to the first-floor landing, providing access to two bedrooms, the family bathroom and a front-facing room ideally suited for use as a home office or study. The landing benefits from recessed spotlights and also incorporates a useful storage cupboard built into the staircase bulkhead, offering convenient additional storage space.

Home Office/Study
Situated to the front of the property, this versatile room would be ideal for use as a home office or study. The room benefits from high levels of built-in storage along with a double glazed window to the front elevation, allowing natural light into the space.

Bedroom One
A spacious double bedroom located to the front of the property, well presented and decorated in neutral tones. The room benefits from a double glazed window to the front elevation along with a recessed storage cupboard fitted with shelving, providing useful storage.

Bedroom Two
A further double bedroom situated to the rear of the property. Although slightly smaller than the principal bedroom, this remains a well-proportioned double room, finished in neutral tones and benefiting from a double glazed window to the rear offering natural light.

Family Bathroom
The family bathroom comprises a low-level WC, pedestal wash hand basin and bath with twin taps and a power shower over. The room is fully tiled from floor to ceiling, with the exception of the entrance wall which houses the radiator. Additional features include lino flooring and a double glazed window to the rear providing natural light.

Second Floor Landing
Stairs lead to the attic level landing, which benefits from a Velux window to the front elevation allowing natural light into the space. The landing also provides access to a useful storage cupboard positioned within the eaves to the rear.

Dormer Bedroom
A spacious dormer-style attic bedroom offering well-proportioned accommodation and ample storage. The room benefits from a Velux window to the front elevation along with a double glazed window to the rear overlooking the backyard. Further features include three built-in storage cupboards set within the eaves, recessed spotlights and space for a double bedroom suite.

External Rear
Accessed directly from the kitchen, the rear garden/yard offers a private outdoor space ideal for relaxing and entertaining. The area features a patio along with a raised wall border incorporating a variety of trees and shrubs.

Additional benefits include an outside tap, external lighting and a designated wheelie bin storage area. The garden/yard also offers a good degree of privacy and seclusion.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

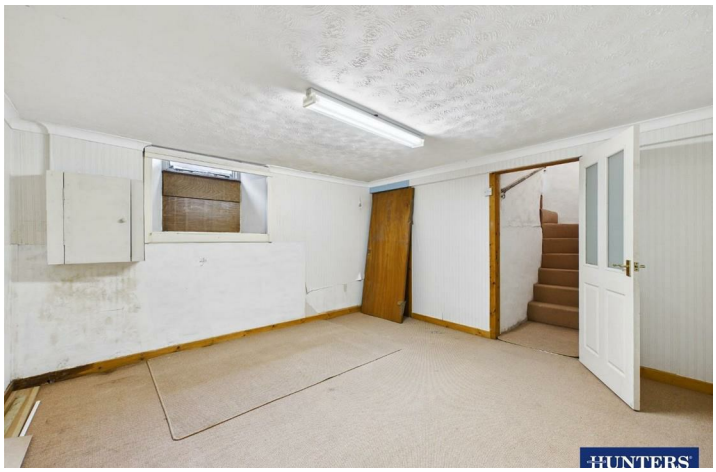
Floorplan

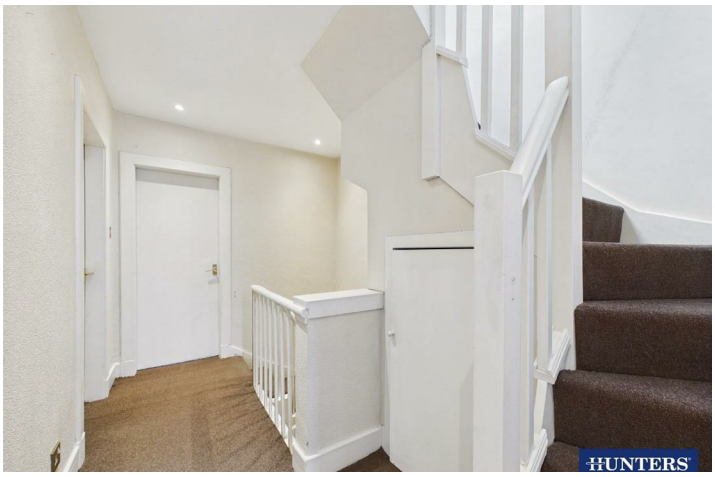

12'8" x 13'0"
3.87 x 3.99 m
Ground Floor
Kitchen
8'9" x 13'7"
2.67 x 4.16 m
Hallway
6'11" x 3'5"
2.11 x 1.05 m
13'2" x 13'9"
4.01 x 4.19 m
Floor 1
Bathroom
5'7" x 7'9"
1.71 x 2.38 m
8'10" x 13'7"
2.70 x 4.16 m
Landing
12'7" x 3'2"
3.84 x 0.97 m
13'1" x 13'9"
4.00 x 4.20 m
3'2" x 7'8"
0.98 x 2.34 m
Landing
12'0" x 7'7"
3.67 x 2.32 m
12'0" x 13'11"
3.68 x 4.26 m
HUNTERS
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Approximate total area(1)
1333 ft²
123.6 m²
Reduced headroom
91 ft²
8.5 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.
GIRAFFE360













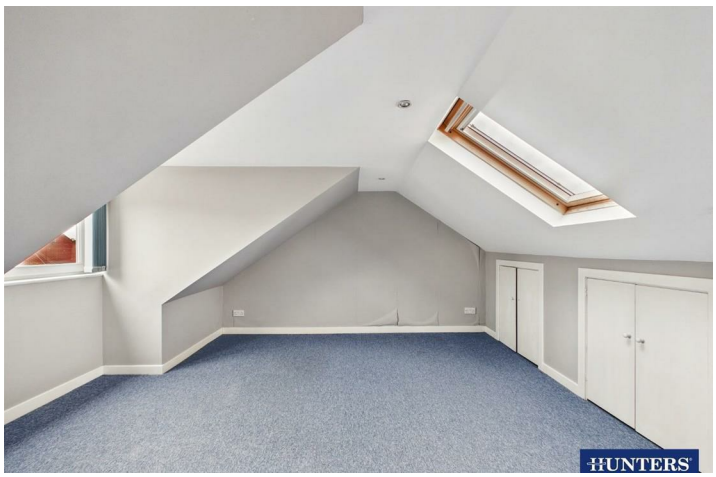






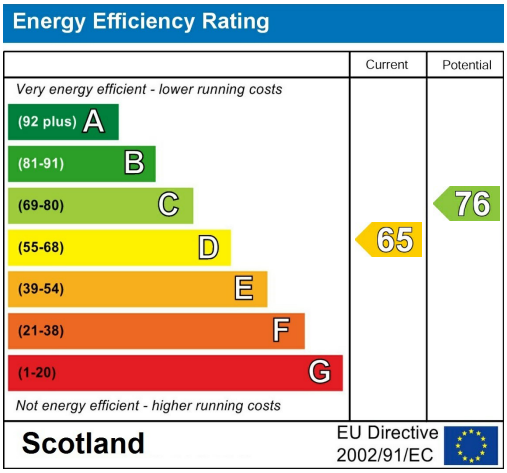


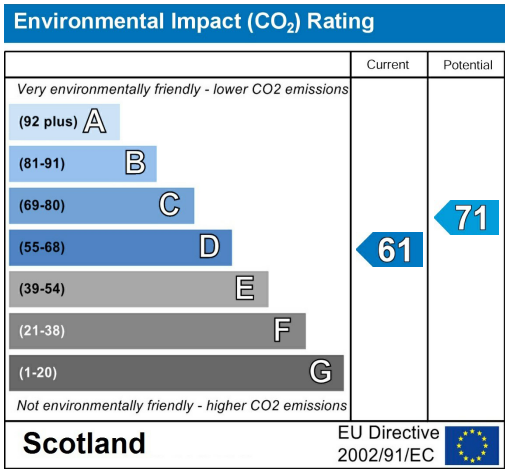






Energy Efficiency Graph

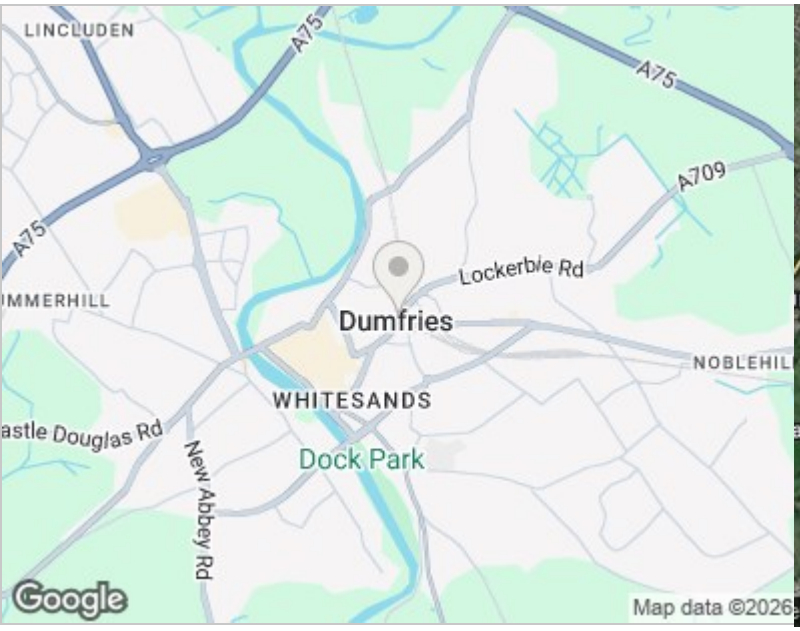




Viewing

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





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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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The Property Ombudsman