



Keswick Place

Dumfries, DG1 3FD

Offers Over £175,000

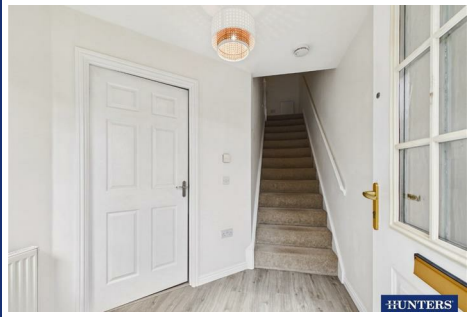


- Two-bedroom end-terrace home in popular Marchfields area
- Modern fitted kitchen with dining space
- Downstairs cloakroom WC
- Walk-in storage/dressing area to main bedroom
- Off-street parking for two vehicles
- Spacious lounge with excellent natural light
- Separate utility room with rear access
- Two genuine double bedrooms
- Private rear garden backing onto cycle path
- EPC – C | Council Tax Band – C

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Hunters Dumfries are delighted to present this well-positioned two-bedroom end-terrace home, located within the highly desirable Marchfields area of Dumfries. Offering an excellent balance of modern living, convenience and lifestyle, the property is ideally suited to first-time buyers, downsizers or investors seeking a home in one of the town's most sought-after residential developments.

Property Launch: Tuesday 19th May 12 Noon till 2pm

Viewings strictly by appointment only

Please contact Hunters Dumfries on 01387 245898

Marchfields continues to be one of Dumfries' most popular residential areas, known for its modern housing, well-maintained surroundings and strong sense of community. The area offers excellent access to a wide range of local amenities, including supermarkets, retail parks, healthcare services and schooling, all within easy reach, while Dumfries town centre is just a short distance away, providing a broader selection of shops, restaurants, leisure facilities and transport links.

For those who enjoy an active and outdoor lifestyle, the property is ideally positioned close to Bannatyne Health Club & Spa and Dumfries & County Golf Club, with nearby walking routes and cycle paths offering further opportunities to enjoy the outdoors. The property itself backs onto a cycle path, enhancing both convenience and lifestyle appeal.

Keswick Place is a quiet cul-de-sac within the development, benefiting from minimal passing traffic and providing a peaceful residential setting. The property enjoys a private rear garden with no direct overlooking, along with excellent off-street parking to the front, adding to the overall practicality and appeal of the home.

Overall, this is a fantastic opportunity to acquire a well-located property within a modern and highly regarded area, combining comfort, accessibility and lifestyle in equal measure.

EPC – C | Council Tax Band – C

Tel: 01387 245898

Entrance Hall

Entered via the front door, the entrance hall benefits from laminate flooring and a side window allowing for natural light, providing a welcoming entrance into the property.

Lounge

A spacious living room positioned to the front of the property, benefitting from a double glazed window to the front elevation. The room offers a bright and comfortable living space and provides access through to the kitchen.

Kitchen/Dining Room

A modern fitted kitchen comprising a range of low-level and eye-level storage units, complemented by work surfaces and a one-and-a-half stainless steel sink drainer unit with swan neck tap.

Integrated appliances include a stainless steel gas hob, stainless steel electric oven and stainless steel extractor hood with matching splashback. The room also provides space for dining and benefits from a double glazed window overlooking the rear garden.

A useful understairs pantry/storage cupboard is located within the kitchen, offering additional storage and housing the electrical consumer unit.

Utility Room

Positioned off the kitchen, the utility room offers plumbing for a washing machine, additional worktop space and low-level storage units. The room also houses the boiler and provides access to the rear garden.

Downstairs Cloakroom WC

A generously proportioned downstairs WC fitted with a pedestal wash hand basin and low-level WC.

First Floor Landing

Carpeted stairs lead to the first floor landing, which provides access to both bedrooms, the bathroom and an airing cupboard offering additional storage.

Bedroom One

A sizeable double bedroom positioned to the front of the property, benefitting from a window to the front elevation and a useful walk-in storage/dressing area with hanging and shelving space.

Bedroom Two

A further double bedroom located to the rear of the property, enjoying views over the rear garden and cycle path beyond.

Bathroom

A modern bathroom fitted with a bath incorporating power shower over and tiled surround, vanity wash hand basin with storage beneath, low-level WC and radiator. Additional features include a fitted mirror, shaver point and opaque window to the rear.

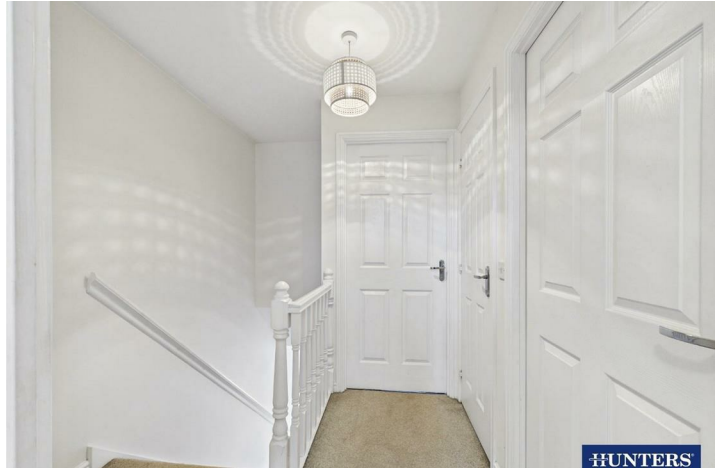
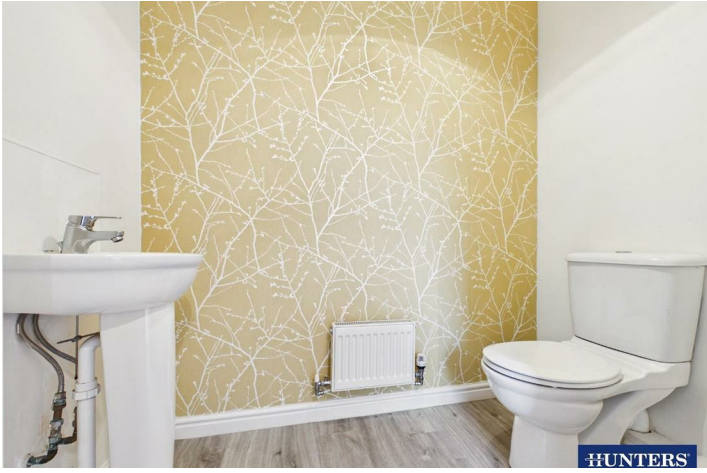
External

To the front, the property benefits from off-street parking suitable for two vehicles, along with a small courtyard-style garden and pathway leading to the rear.

To the rear, the property enjoys a fully enclosed garden comprising a patio area leading onto lawn. The garden backs onto a cycle path, with no properties directly overlooking from the rear, creating a private and peaceful outdoor setting. A mature tree provides an attractive focal point, while a storage container and side access gate add further practicality.

Floorplan

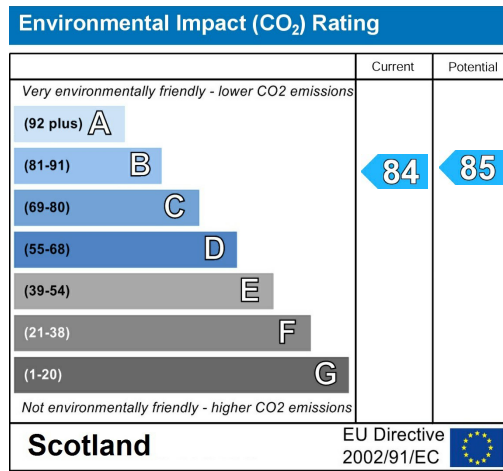
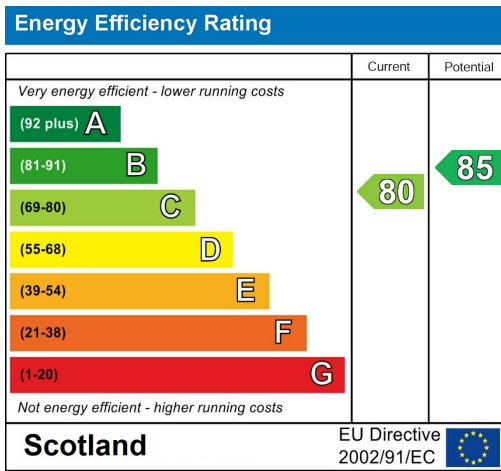






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Energy Efficiency Graph



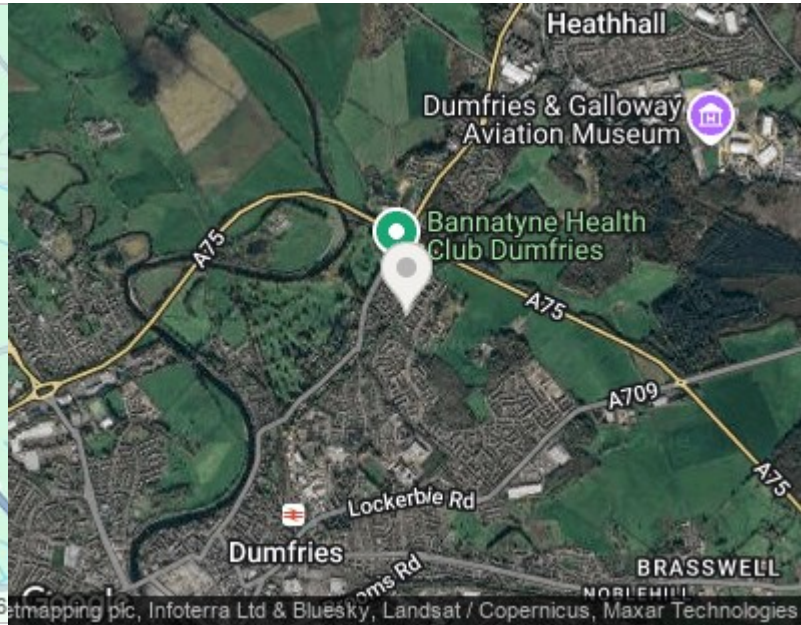
Viewing

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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