



Lorimer Crescent

Dumfries, DG2 0LT

Offers Over £110,000

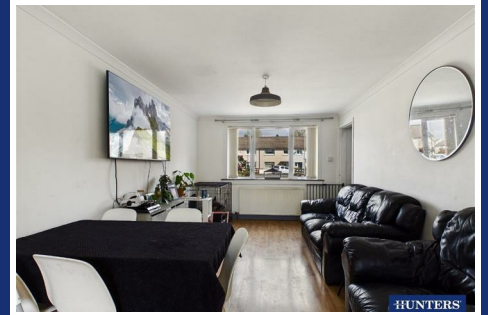


- Three-bedroom end-terrace home in popular Lochside location
- Bright dual-aspect lounge/dining room
- Ground floor utility room with additional storage
- Two double bedrooms and one single bedroom
- Enclosed rear garden with patio and lawn
- Well-proportioned accommodation throughout
- Kitchen with direct access to rear garden
- Downstairs cloakroom WC
- Separate shower room and WC on first floor
- EPC – C | Council Tax Band – B

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Hunters Dumfries are pleased to present for sale this three-bedroom end-terrace home, ideally situated within the popular Lochside area of Dumfries. Offering well-proportioned accommodation throughout, the property is well suited to first-time buyers, families or investors seeking a home within easy reach of local schooling, amenities, transport links and Dumfries town centre.

EPC – C

Council Tax Band – B

Viewings strictly by appointment only – contact Hunters Dumfries on 01387 245898

Lochside is a well-established residential area on the north-west side of Dumfries and benefits from a strong range of day-to-day amenities close at hand. The area is served by the North West Community Campus, providing nursery, primary and secondary education within close proximity, making it particularly appealing for families.

A range of local shops, takeaways and convenience stores are all easily accessible, while regular public transport links connect the area with Dumfries town centre. Dumfries itself offers a wider range of retail, leisure, healthcare and professional services, ensuring all essential amenities are within easy reach.

The area also benefits from access to surrounding green spaces and countryside, offering a balance between convenience and outdoor lifestyle. Overall, Lochside continues to be a popular choice for a range of buyers seeking a well-connected and practical location within Dumfries.

Tel: 01387 245898

Front Entrance Hall

Entered via a sheltered porch, the entrance hall is finished with hardwood flooring and provides access to the lounge, utility room and downstairs WC, as well as stairs to the first floor.

Cloakroom WC

Fitted with a low-level WC and a corner wash hand basin, the cloakroom is complemented by full splashback tiling, recessed ceiling spotlights and hardwood flooring. A sliding door provides access.

Lounge/Dining Room

A bright and spacious dual-aspect room with windows to both the front and rear, allowing for an abundance of natural light. The space offers a comfortable living area with a subtle partition leading through to the dining area, which enjoys views over the rear garden.

Kitchen

Located to the rear of the property, the kitchen provides direct access to the garden and is fitted with a range of high and low-level units with work surfaces and tiled splashbacks. Appliances include a gas hob with electric oven, along with space for a dishwasher, creating a practical and functional kitchen space.

First Floor Landing

The landing provides access to all three bedrooms, the shower room, separate WC, a double-door storage cupboard and loft access.

Bedroom One

A double bedroom positioned to the front of the property, benefiting from a built-in storage cupboard which houses the boiler.

Bedroom Two

A further double bedroom located to the rear, enjoying views over the garden.

Bedroom Three

A well-proportioned single bedroom positioned to the front, currently utilised as a nursery, offering flexibility for a range of uses.

Shower Room

Comprising a double shower enclosure with power shower, vanity sink unit with storage beneath, partial splashback tiling, a window to the rear and ceiling extractor.

Seperate WC

Fitted with a low-level WC and a window to the rear, conveniently separate from the shower room.

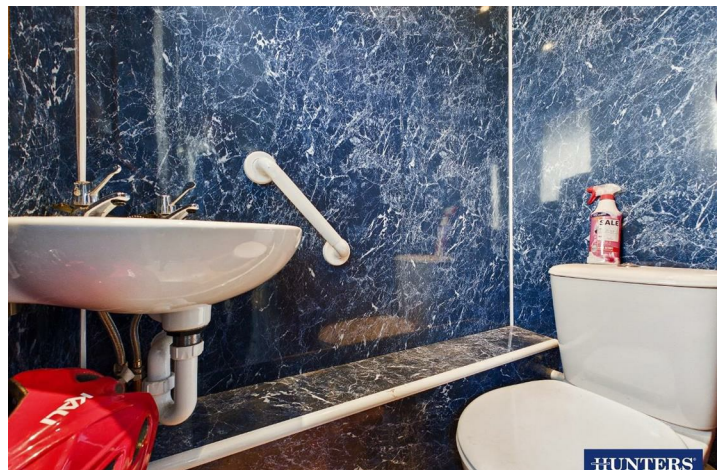
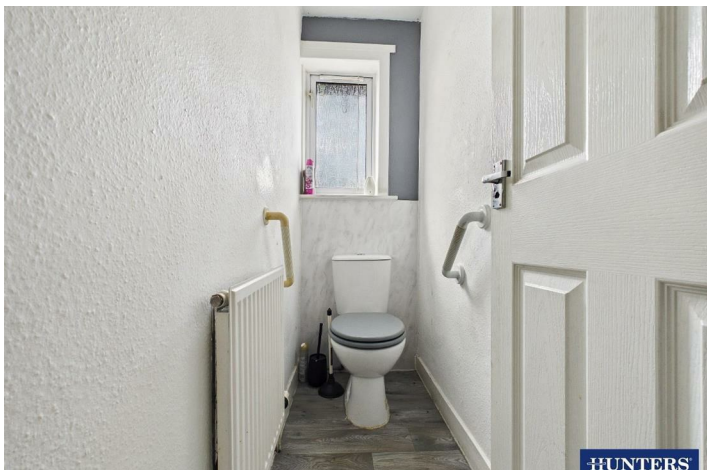
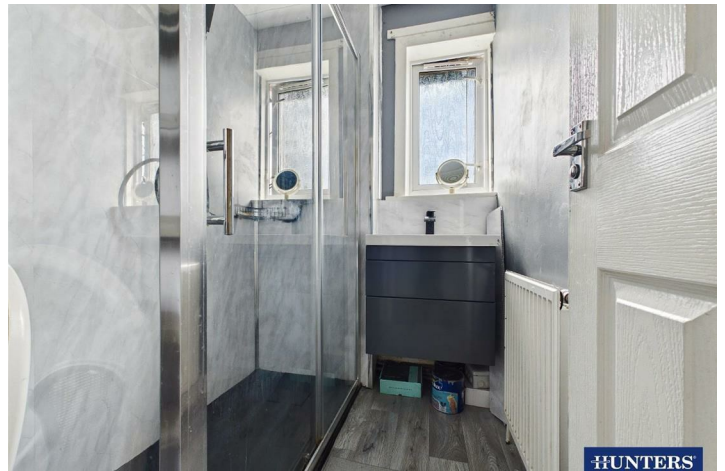
External

To the front, the property benefits from a hardstanding driveway providing off-street parking for up to three vehicles. The front garden is laid with decorative red stone and planted with a selection of shrubs and small trees, with a pathway leading to the entrance. A side garden provides access through to the rear.

The rear garden is fully enclosed and designed for both practicality and enjoyment. A patio area extends across the rear of the property, leading onto a lawned garden. The space further benefits from two drying posts, a garden shed, outside tap, and a range of trees and shrubs to the rear, offering privacy. A side gate provides access to the front.

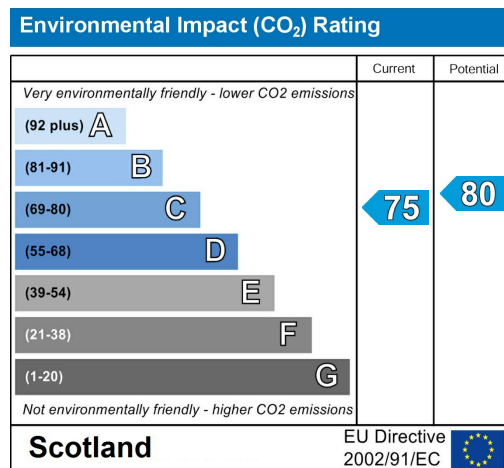
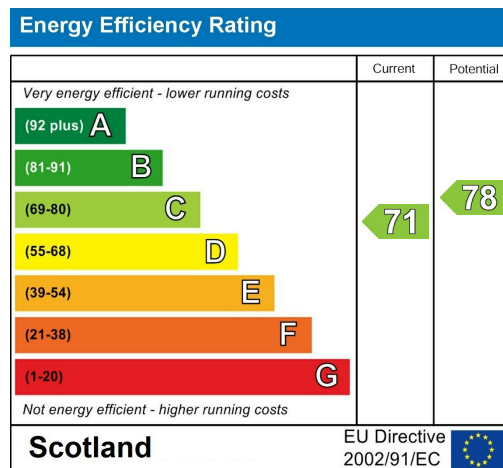
Floorplan







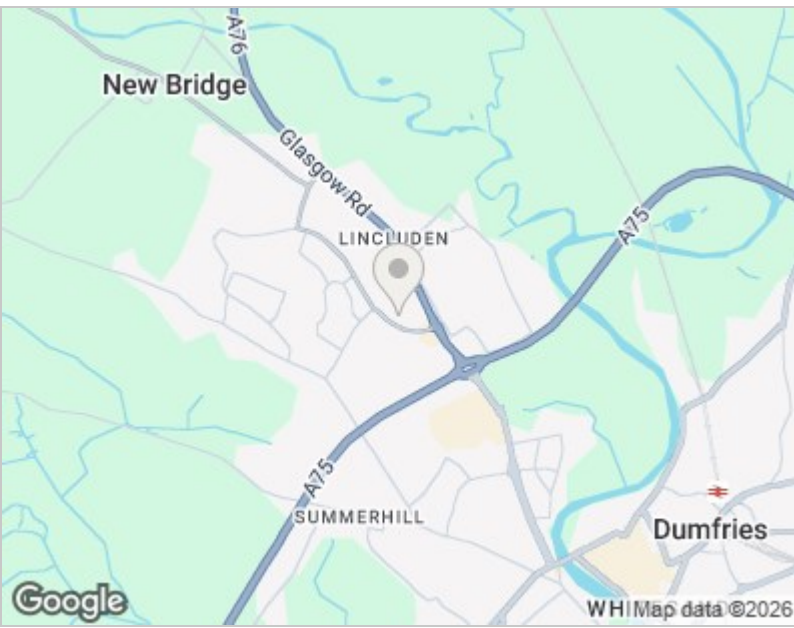
Energy Efficiency Graph



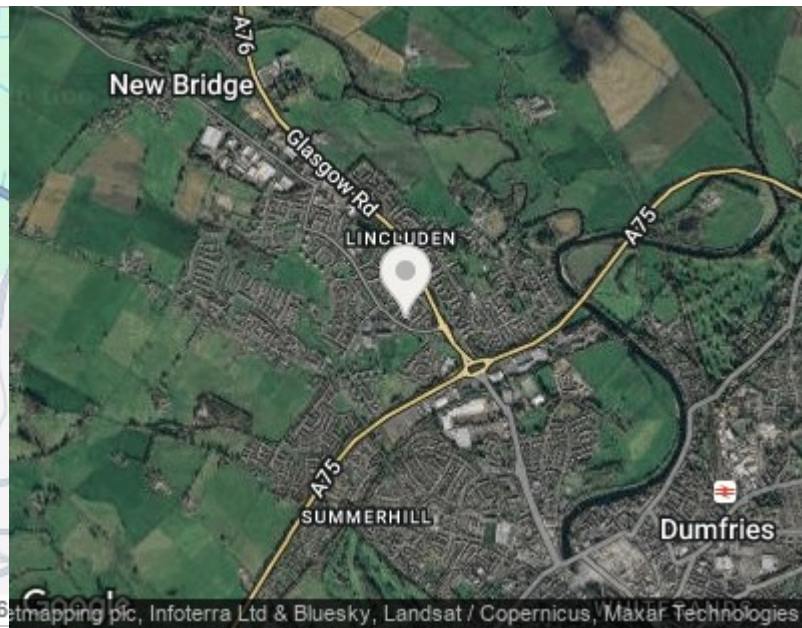
Viewing

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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