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HERE TO GET *you* THERE



Latimer Court

Dumfries, DG2 9PW

Offers Over £85,000

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- Two-bedroom mid-terraced home
- Ideal first-time buyer opportunity
- Spacious lounge with large front-facing windows
- Two well-proportioned bedrooms
- Off-street parking for two vehicles
- Offers Over £85,000
- Freshly decorated & newly carpeted
- Separate dining area with patio doors
- Low-maintenance rear garden & external storage
- EPC Rating: D | Council Tax Band: B

Tel: 01387 245898

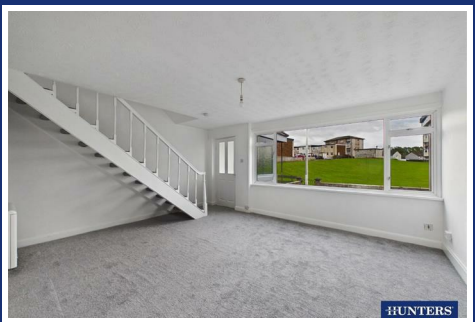
Latimer Court

Dumfries, DG2 9PW

Offers Over £85,000







An affordable opportunity to take that first step onto the property ladder, this freshly presented two-bedroom mid-terraced home combines generous accommodation, private outdoor space and off-street parking within the established Lochside area of Dumfries.

Recently redecorated and newly carpeted, the property is ready for its next owner to move in and make it their own. The ground floor offers a particularly spacious lounge with large front-facing windows, flowing openly into a dedicated dining area with patio doors to the rear garden. Alongside is a fitted kitchen with integrated oven and hob, while upstairs are two well-proportioned bedrooms and a three-piece bathroom.

Outside, the low-maintenance rear garden features artificial lawn and a patio area, with the added benefit of off-street parking for two vehicles beyond the garden.

Lochside provides a convenient setting for everyday life, with local schooling, shops and amenities available within the surrounding area and regular transport connections into Dumfries town centre.
For first-time buyers who may need some additional help onto the property ladder, the Scottish Government's LIFT shared-equity schemes may provide assistance to eligible purchasers, subject to individual circumstances, property criteria and applicable price thresholds. Speak to Hunters Dumfries and we can point you towards further information. Scottish Government

Viewings strictly by appointment only. To book a viewing, call Hunters Dumfries on 01387 245898 or email dumfries@hunters.com.

EPC Rating: D | Council Tax Band: B

Entrance Porch
A useful enclosed entrance porch providing separation between the main entrance and lounge. Finished with vinyl flooring, with a side-facing window providing natural light and an external entrance door.

Lounge
A particularly spacious and bright main reception room, with a large bank of front-facing windows providing excellent natural light and an open outlook. The room has been freshly decorated and newly carpeted, with an electric storage heater and open access through to the dining area. An open staircase rises directly from the lounge to the first floor, while a separate door leads into the entrance porch.

Dining Area
Positioned immediately alongside the kitchen, the dining area provides plenty of space for a family dining table and chairs and is clearly defined from the kitchen by the change to newly fitted carpet. Large sliding patio doors open directly onto the rear garden and patio, bringing excellent natural light into the room. An electric storage heater is also positioned within the dining area, with open access continuing directly into the lounge.

Kitchen
A well-proportioned fitted kitchen with a range of wood-effect wall and base units, contrasting dark work surfaces and tiled splashbacks. Appliances include an integrated electric oven with electric hob and stainless-steel extractor above. There is a single stainless-steel sink and drainer, together with space for a washing machine and fridge/freezer. Wood-effect vinyl flooring runs throughout the kitchen area, with a rear-facing window and glazed external door providing natural light and direct access to the rear garden.

First Floor Landing
An open staircase rises directly from the lounge to the first-floor landing. The landing provides access to both bedrooms and the bathroom and incorporates a smoke alarm together with a useful storage cupboard housing the hot water cylinder.

Bedroom One
A spacious and particularly bright double bedroom, with an impressive bank of front-facing windows providing an abundance of natural light and an open outlook. The room has been freshly decorated and newly carpeted and benefits from excellent built-in storage, including a walk-in wardrobe with hanging rail and additional overhead cupboards. Alongside is a distinctive arched display recess incorporating glass shelving, providing useful additional display or storage space.

Bedroom Two
A well-proportioned double bedroom positioned to the rear of the property, with a rear-facing window and electric storage heater. The room has been freshly decorated and newly carpeted, providing a clean, neutral finish.

Bathroom
Fitted with a three-piece white suite comprising a panelled bath with electric shower over and glass shower screen, pedestal wash hand basin and low-level WC. Practical UPVC splashback panelling extends around the bath/shower area and behind the wash hand basin and WC, complemented by vinyl flooring.

External Front
A low-maintenance front garden enclosed by low retaining walls, with a pathway leading to the entrance porch. The garden is predominantly finished with loose decorative stone, together with a narrow planting border beneath the front-facing lounge window.

External Rear
An enclosed, low-maintenance rear garden, predominantly laid with artificial lawn. A pathway leads towards the rear entrance, while a small patio area sits immediately outside the patio doors from the dining area. There is also a useful external storage cupboard/store.

Parking
Loose-stone off-street parking area providing space for approximately two vehicles, together with wheelie-bin storage.

Floorplan

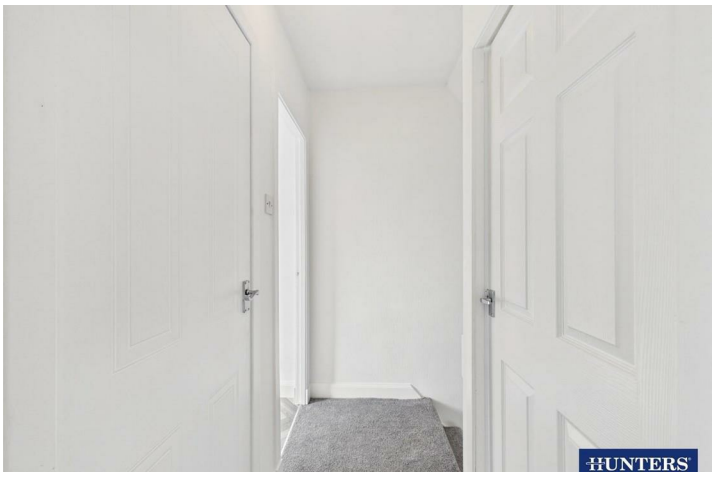

Kitchen / Living Area
10'8" x 15'9"
3.25 x 4.81 m
13'0" x 15'9"
3.99 x 4.80 m
Entry
3'11" x 5'0"
1.21 x 1.53 m
Ground Floor
Bathroom
7'11" x 6'5"
2.43 x 1.96 m
12'4" x 9'2"
3.78 x 2.81 m
Landing
2'11" x 6'4"
0.90 x 1.95 m
11'5" x 12'6"
3.50 x 3.83 m
W
S
N
E
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Approximate total area(1)
745 ft²
69.2 m²
Reduced headroom
27 ft²
2.5 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





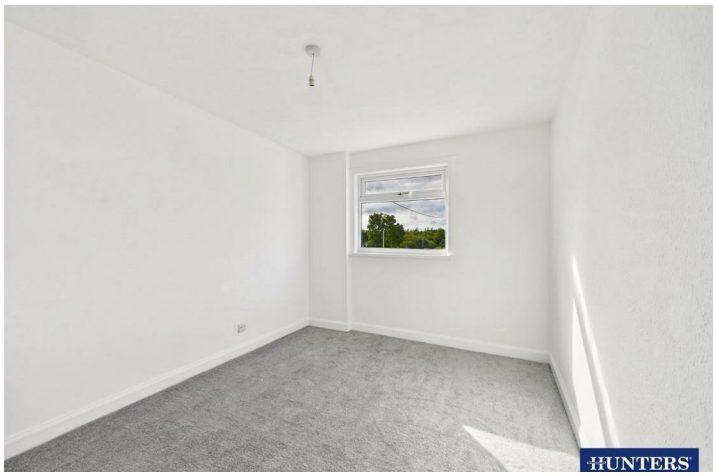


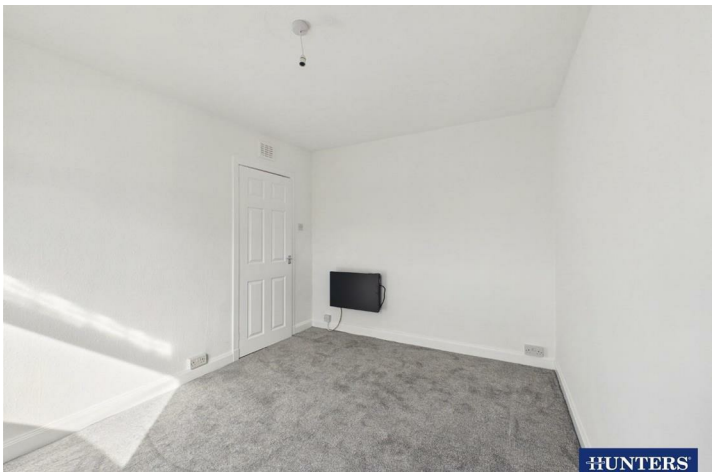


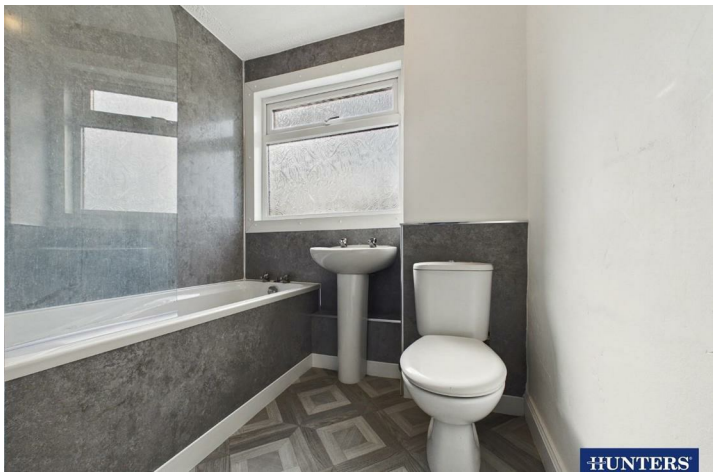










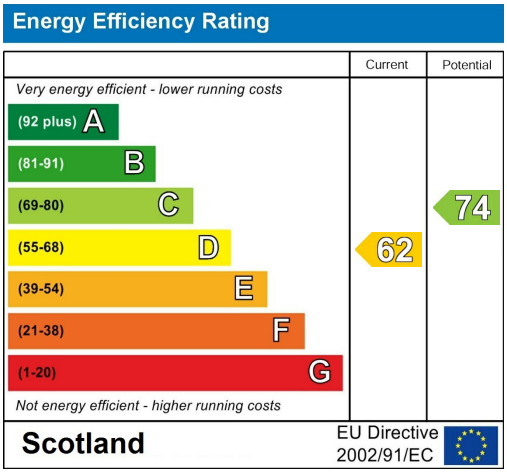


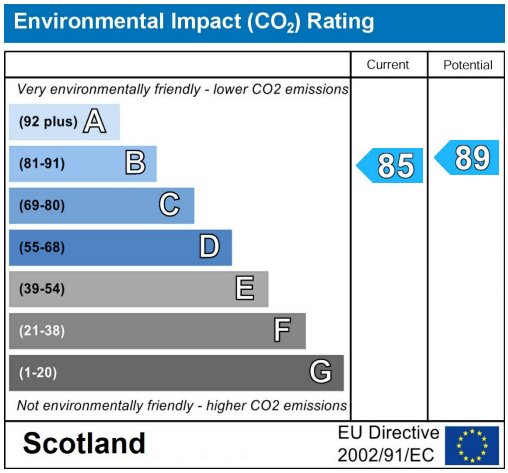






Energy Efficiency Graph





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