



## Heston Avenue

Dumfries, DG2 9QQ

Offers Over £85,000



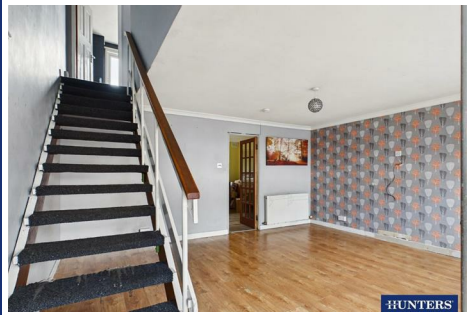
- Spacious two-bedroom mid-terrace home
- Driveway providing off-street parking
- Kitchen with breakfast bar area
- Excellent built-in storage to principal bedroom
- Ideal first-time buyer or investment opportunity

- Popular residential location within Lochside
- Bright and spacious living room
- Two generous double bedrooms
- Fully enclosed rear garden with shed
- EPC – D | Council Tax Band – B

# Heston Avenue

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Hunters Dumfries are proud to present for sale this spacious two-bedroom mid-terrace home, situated within the popular residential area of Lochside, Dumfries. Offering well-proportioned accommodation throughout, together with off-street parking and a fully enclosed rear garden, the property presents an excellent opportunity for first-time buyers, investors or purchasers seeking a home they can modernise and personalise to their own tastes.

The accommodation comprises a bright and spacious living room, fitted kitchen with breakfast bar area, two generous double bedrooms and a family shower room. Excellent built-in storage within the principal bedroom enhances practicality, while the enclosed rear garden provides a safe and secure outdoor space suitable for families, pets and entertaining. Although the property would benefit from a degree of cosmetic upgrading, it offers significant potential to add value and create a home tailored to individual requirements.

Lochside is a well-established and popular residential area of Dumfries, benefiting from a range of local amenities including convenience stores, takeaways, healthcare facilities, community services and regular public transport links. Primary and secondary schooling are available nearby, while Dumfries town centre is easily accessible and offers a comprehensive range of shopping, leisure and professional services. Dumfries & Galloway Royal Infirmary is also within convenient reach, further enhancing the appeal of this location for a wide range of purchasers.

EPC – D | Council Tax Band – B

Viewings strictly by appointment only. Contact Hunters Dumfries on 01387 245898 to arrange your viewing.

### Entrance Porch

The property is accessed via an entrance porch to the front elevation, providing a practical transition into the home. The porch benefits from a fitted blind and offers space for coats and footwear before leading directly into the main living accommodation.

### Lounge

A bright and spacious reception room positioned to the front of the property, benefiting from two large double glazed windows which allow an abundance of natural light to flow throughout the space. The room is finished with laminate wood flooring and fitted lighting and provides ample space for a variety of lounge furniture. A staircase leads to the first floor accommodation, while the overall layout creates a comfortable and practical family living environment. \*\*Please note one of the images has been virtually staged for this room

### Kitchen/Breakfast Room

Located to the rear of the property, the kitchen is fitted with a range of base-mounted units complemented by work surfaces providing ample preparation space. The room incorporates an electric cooker, stainless steel sink with swan-neck mixer tap and a breakfast bar area suitable for casual dining. Two rear-facing windows overlook the garden and provide excellent natural light. The kitchen remains fully functional while offering scope for cosmetic upgrading and modernisation to suit individual tastes.

### First Floor Landing

The staircase rises from the living room to the first floor landing, providing access to both bedrooms and the family bathroom.

### Bedroom One

A generously proportioned double bedroom positioned to the front of the property and benefiting from two large double glazed windows. A particular feature of the room is the excellent built-in storage available, including a walk-in wardrobe area together with an additional shelving cupboard, making this an exceptionally practical bedroom space. \*\*Please note one of the images has been virtually staged for this room

### Bedroom Two

Located to the rear of the property, this is a further

spacious double bedroom enjoying views over the enclosed rear garden. The room offers flexibility for a variety of uses including a guest bedroom, child's bedroom or home office. \*\*Please note one of the images has been virtually staged for this room

### Bathroom

Positioned off the landing, the bathroom benefits from a rear-facing window overlooking the garden area and is fitted with laminate flooring. The suite comprises a wash hand basin with mirror above, low-level WC and a corner shower enclosure housing an electric shower. A radiator completes the room, which offers practicality while providing potential for future cosmetic improvement.

### External Front

To the front of the property, a pathway leads to the entrance porch alongside a driveway providing off-street parking for one vehicle. Additional on-street parking is available nearby.

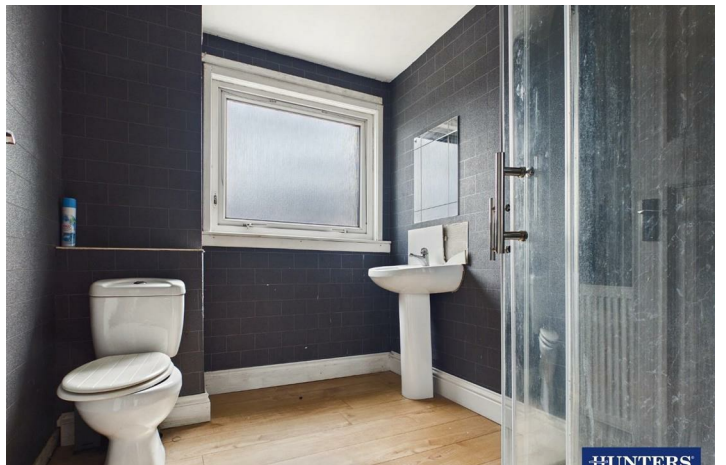
### External Rear

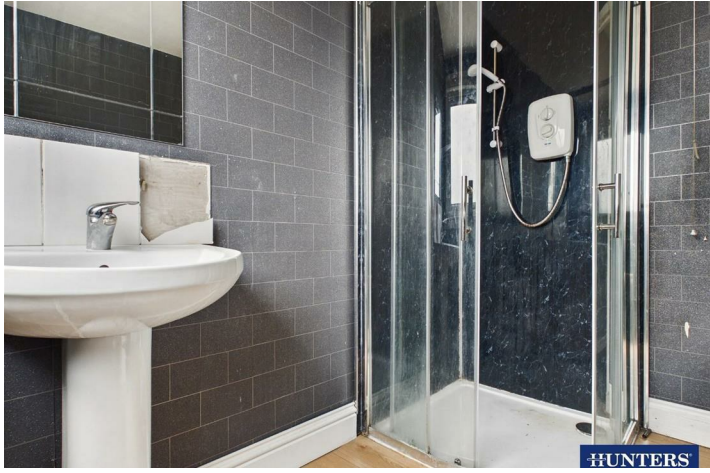
The rear garden is fully enclosed and incorporates a wall boundary to one side with fencing surrounding the remaining boundaries and gated access. A pathway leads to the rear entrance, while a lawned area provides space for outdoor seating and family use. The garden further benefits from clothes drying posts and a useful garden shed providing additional external storage. \*\*Please note one of the images has been virtually staged for this area

### Virtual Staging Notice

Please note that selected images within this brochure, including the lounge, principal bedroom, second bedroom and rear garden, have been virtually staged for illustrative purposes. These images have been digitally enhanced to demonstrate the potential appearance of the property following decoration, furnishing and improvement works. The virtually staged images should not be relied upon as an accurate representation of the property's current condition, fixtures, fittings or contents. Prospective purchasers are encouraged to arrange a viewing to fully appreciate the property's current presentation and potential.

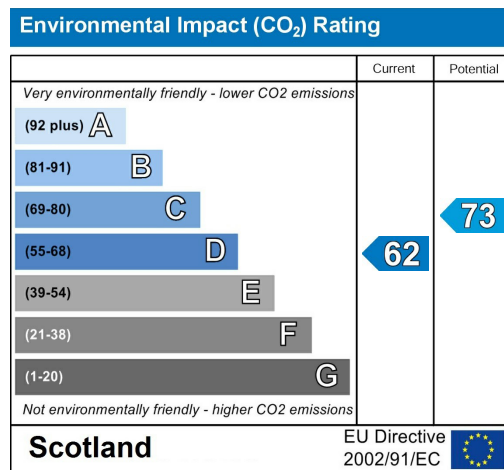
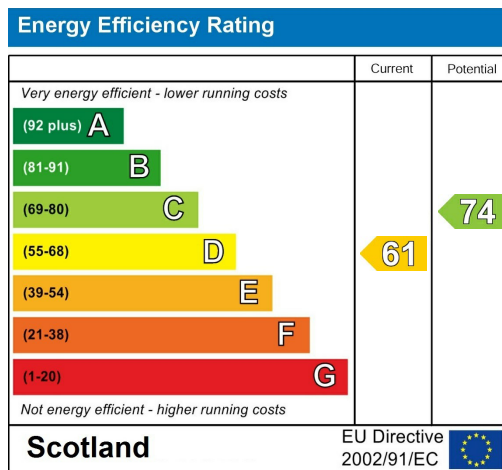
# Floorplan







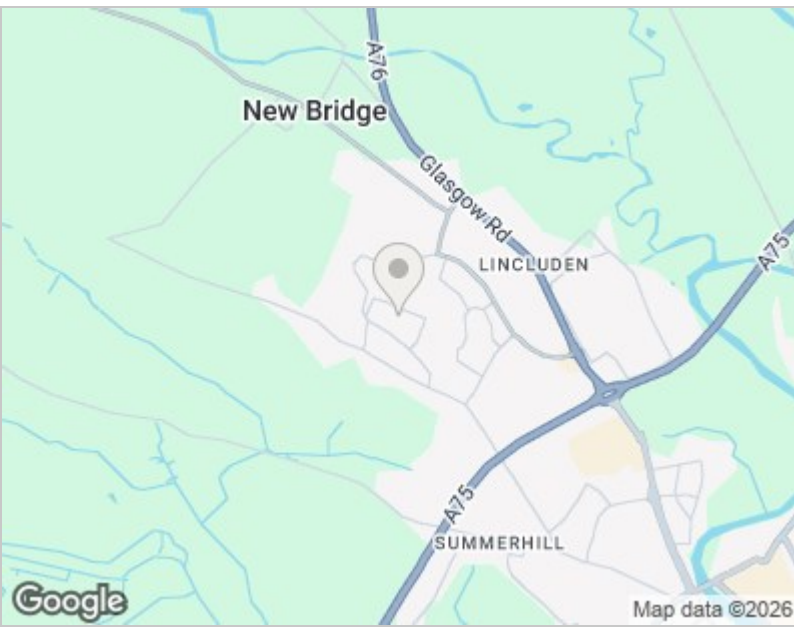
## Energy Efficiency Graph



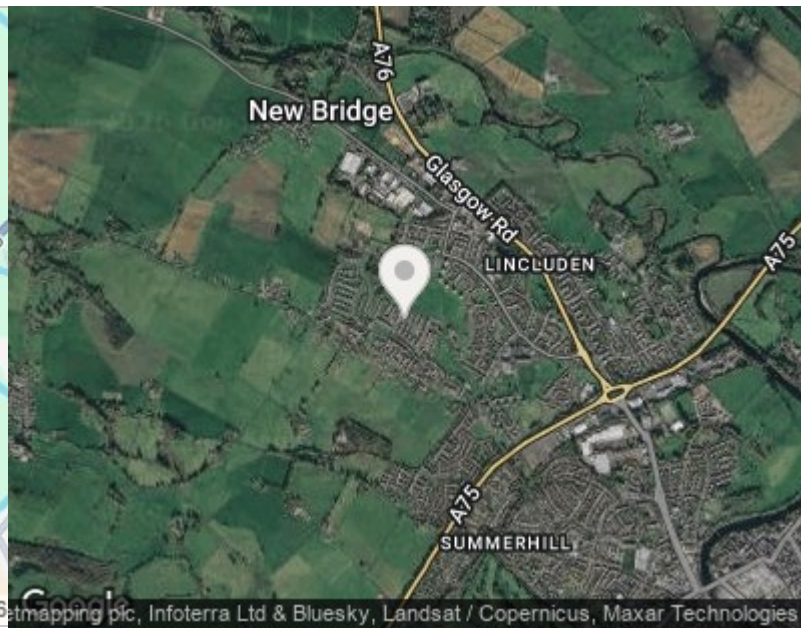
## Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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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