



## Lochside Road

Dumfries, DG2 0LU

Offers Over £125,000

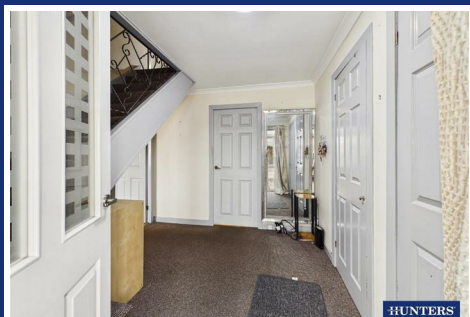


- Three-bedroom semi-detached home in popular Lochside area
- Multi-fuel stove to main living space
- Two double bedrooms and one single bedroom
- Driveway parking for multiple vehicles
- Enclosed rear garden with patio and decking areas
- Spacious lounge/dining room with French doors
- Well-equipped kitchen with side access
- Modern bathroom with shower over bath
- Detached garage with power, light and rear storage
- EPC – C | Council Tax Band – B

# Lochside Road

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Offers Over £125,000



Hunters Dumfries are pleased to present for sale this well-maintained and generously proportioned three-bedroom semi-detached home, situated within the popular Lochside area of Dumfries. Offering comfortable and practical accommodation throughout, the property is ideally suited to first-time buyers, young families or those seeking a home within easy reach of local amenities and schooling.

EPC – C | Council Tax Band – B

The property provides a bright and welcoming layout, with a spacious lounge and dining area forming the heart of the home, enhanced by French doors opening onto the rear garden and a multi-fuel stove creating a warm focal point. The kitchen offers a good range of storage and workspace, along with direct access to the side of the property, adding to the overall functionality of the home.

Upstairs, the property benefits from two well-proportioned double bedrooms and a third single bedroom, offering flexibility for family living, home working or additional storage. The bathroom is fitted with a modern vanity unit and shower over bath, providing a clean and practical space.

Externally, the property enjoys a generous driveway providing off-street parking for multiple vehicles, leading to a detached garage with power and lighting, further enhanced by a partitioned rear section ideal for additional storage or workshop use. The gardens to both the front and rear are well defined and easily maintained, with the rear garden offering a combination of patio, decking and loose stone areas, creating a versatile outdoor space.

Lochside is a well-established and convenient residential area within Dumfries, offering a range of local amenities including shops, takeaways and everyday services, while Dumfries town centre is easily accessible via regular public transport links. The property is particularly well placed for access to the nearby secondary school campus, which is within a short walking distance, making it an excellent choice for families.

Tel: 01228 584249

### Entrance Porch

The property is accessed via a large, bright entrance porch to the front, predominantly glazed and allowing for an abundance of natural light. This welcoming space provides a practical transition into the home before leading through to the inner hallway.

### Inner Hallway

The inner hallway provides access to the main living accommodation and includes two useful storage cupboards, offering practical everyday storage solutions.

### Lounge & Dining Area

The lounge is a comfortable and well-proportioned living space, centred around a multi-fuel stove which provides an attractive focal point within the room. The space flows naturally into the dining area, creating an open and sociable layout suited to modern living. French doors to the rear provide direct access to the garden, enhancing the connection between indoor and outdoor spaces.

### Kitchen

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. It incorporates a gas hob with electric oven and extractor hood, along with a one-and-a-half bowl stainless steel sink unit. There is space for a washing machine, fridge freezer and tumble dryer, while a pantry-style storage cupboard adds further practicality. A rear-facing window allows natural light into the room, and a side door provides convenient access to the driveway and garden.

### First Floor Landing

The staircase leads to the first floor landing, which provides access to all three bedrooms, the family bathroom and the loft space.

### Bedroom One

Located to the front of the property, this is a spacious double bedroom featuring a built-in storage cupboard over the bulkhead. The room offers ample space for furnishings and includes a ceiling light with fan.

### Bedroom Two

Also positioned to the front, this is a further well-proportioned double bedroom, again benefiting from a ceiling light with fan and offering a bright and comfortable space.

### Bedroom Three

Situated to the rear, this is a single bedroom overlooking the garden, complete with a storage cupboard. The room would be equally suitable as a home office or nursery.

### Family Bathroom

The bathroom is fitted with a modern vanity unit running along the rear wall, incorporating the wash hand basin and WC while providing useful storage. A bath with power shower over is complemented by tiled splashbacks, while a chrome heated towel rail and ceiling spotlights complete the space.

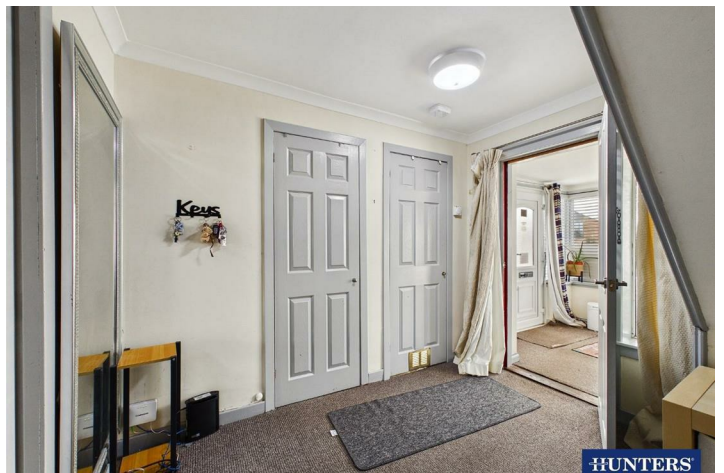
### External

To the front of the property, a driveway provides off-street parking for multiple vehicles and leads to a detached garage fitted with an up-and-over door, power and lighting. The garage also benefits from a partitioned rear section, accessed via a separate door, offering additional storage or secure bike space.

The front garden is laid mainly to lawn and bordered by a low-level retaining wall, creating a neat and defined frontage. To the rear, the garden offers a mix of patio, loose stone and decking areas, providing a variety of spaces for outdoor seating and enjoyment. The garden is enclosed by a low-level wall, creating a private and manageable outdoor environment. Additional features include an outside tap and external lighting.

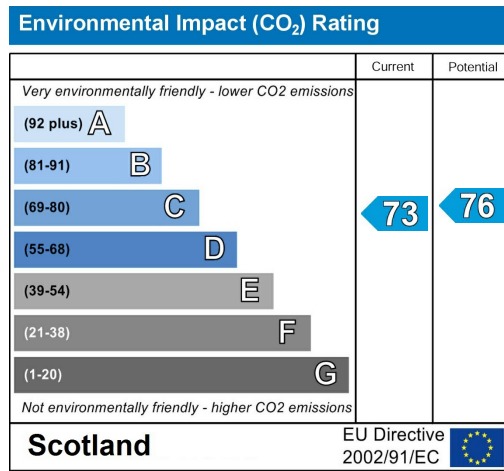
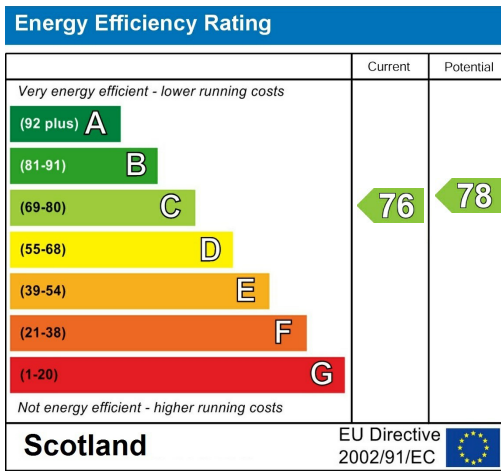
# Floorplan







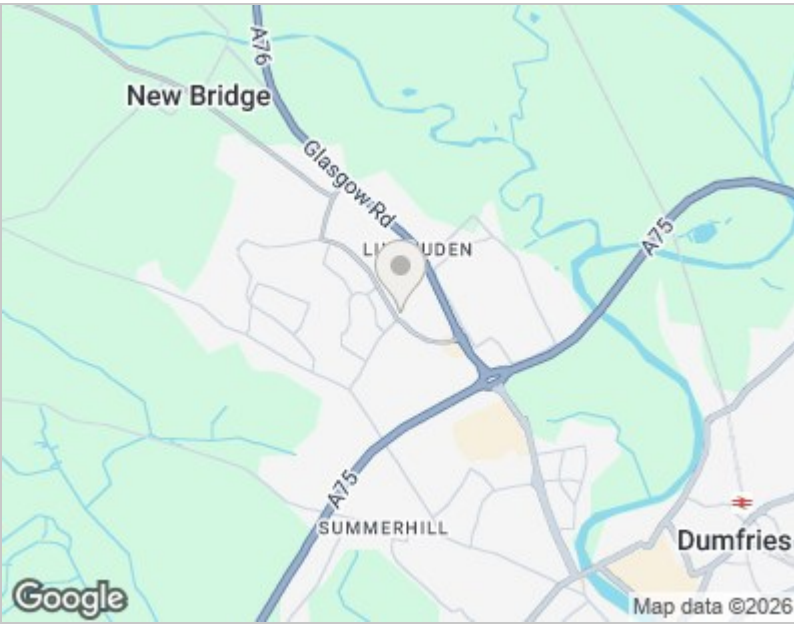
### Energy Efficiency Graph



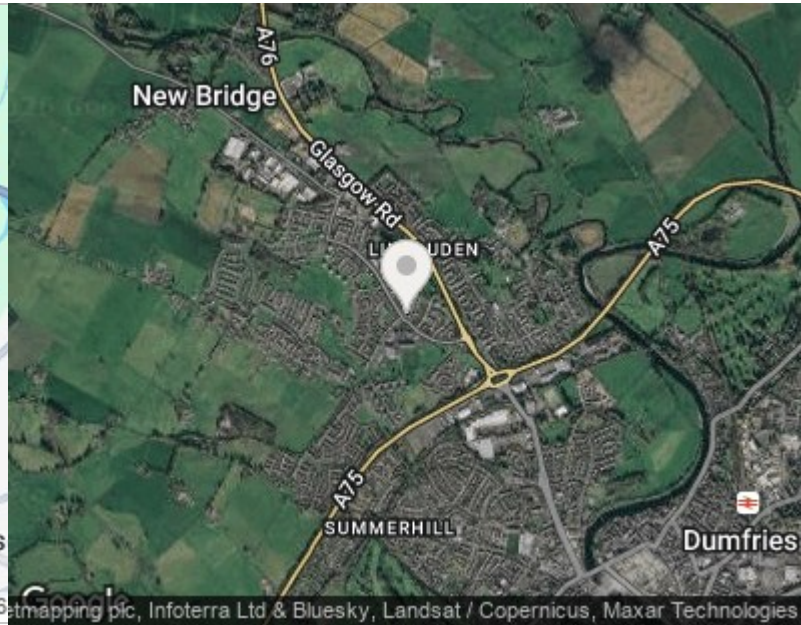
### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 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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