



## Craigs Road

Dumfries, DG1 4EU

Offers Over £75,000



- Spacious two-bedroom ground floor maisonette
- Private enclosed rear garden with patio area
- Two generous double bedrooms
- Recently redecorated and move-in ready
- Easy access to schools, transport links and town centre
- Bright lounge with patio doors to rear garden
- Well-fitted kitchen with electric hob and oven
- Excellent storage including walk-in cupboard
- Popular residential location close to amenities
- EPC Rating - C Council Tax - A

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Hunters are delighted to present to the market this well-proportioned two-bedroom ground floor maisonette, ideally positioned on the popular Craig's Road in Dumfries. Offering spacious accommodation arranged over two levels, the property combines comfortable modern living with excellent outdoor space, including a generous enclosed rear garden, making it an ideal purchase for first-time buyers, downsizers or investment purchasers alike.

Internally, the property offers bright and practical living accommodation, including a spacious lounge with patio doors opening directly onto the garden, a fitted kitchen, two well-sized double bedrooms and family bathroom, together with useful storage throughout. Recent decorative improvements enhance the overall presentation, creating a home that is ready for immediate occupation while still offering scope for personalisation.

The property is located within a well-established and sought-after residential area on the edge of Dumfries town centre, providing convenient access to a wide range of local amenities including supermarkets, shops, cafés, healthcare facilities and leisure amenities. Excellent schooling is available nearby, with both primary and secondary schools within easy reach, making the location particularly attractive for families.

Dumfries town centre is only a short distance away and offers a wider range of retail, dining and recreational facilities, alongside transport links including bus routes and Dumfries railway station, providing connections north and south. The area also benefits from easy access to surrounding countryside and walking routes, offering a balance between town convenience and outdoor lifestyle.

Overall, this is a fantastic opportunity to acquire a spacious and well-located home with private garden space in a popular residential setting.

### Front Entrance

Access to the property is via a communal hallway leading to the private front door, located on the ground floor.

### Entrance Hall

Upon entering, the hallway provides access to the lounge, kitchen and staircase to the first floor. A useful understairs storage cupboard offers additional practicality.

### Kitchen

The kitchen is fitted with a range of wall and base units with complementary work surfaces. Appliances include an electric hob, oven and extractor hood, with additional space for a fridge freezer and plumbing for a washing machine. The boiler is also housed within the kitchen.

### Lounge

A bright and welcoming living space enjoying excellent natural light, enhanced by sliding patio doors opening directly onto the rear garden. The lounge has been recently decorated, creating a fresh and modern feel.

Please note: this room has been virtually staged to provide a digital design concept, helping purchasers visualise potential furniture layout and styling.

### First Floor Landing

The first floor landing provides access to both double bedrooms and the bathroom.

### Bedroom One

A well-proportioned double bedroom benefiting from plenty of natural light.

Please note: this room has been virtually staged to provide a digital design concept of potential layout and presentation.

### Bedroom Two

A further spacious double bedroom featuring a walk-in storage cupboard with shelving and hanging space, providing excellent built-in storage

solutions.

Please note: this room has been virtually staged to provide a digital design concept of how the space could be furnished.

### Bathroom

The bathroom comprises a bath with electric shower over, pedestal wash hand basin and low-level WC, together with additional storage cupboard space.

### Garden Area

To the rear, the property enjoys a generous enclosed private garden, mainly laid to lawn and bordered by fencing for privacy. A smaller patio area sits directly outside the lounge patio doors with steps leading down into the main garden, offering an ideal space for outdoor seating and entertaining.

Residents' parking is available within the surrounding area and close to the property.

# Floorplan



Ground Floor



**Landing**  
3'0" x 4'8"  
0.93 x 1.43 m



**Approximate total area<sup>(1)</sup>**  
682 ft<sup>2</sup>  
63.4 m<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

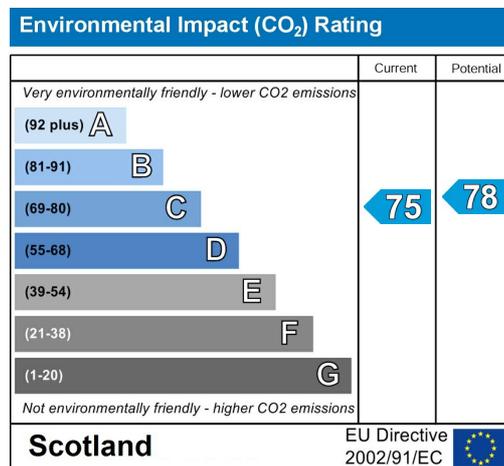
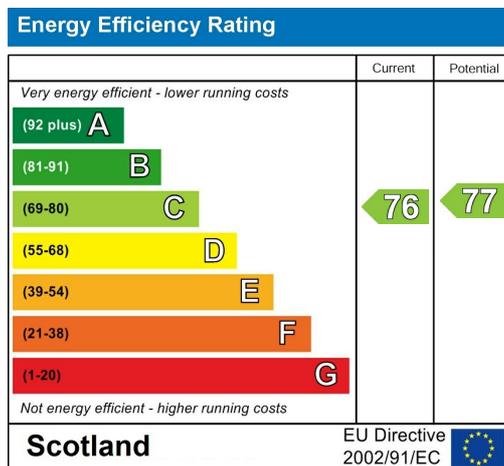
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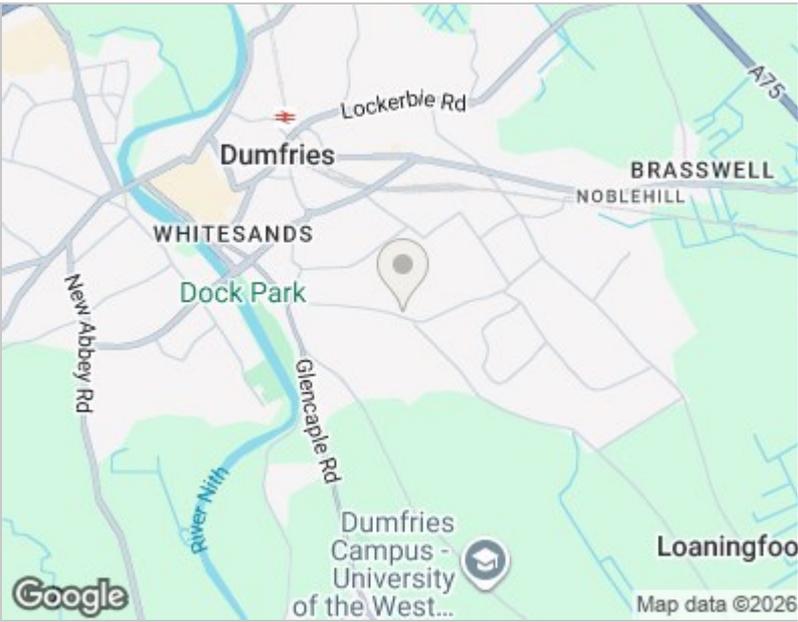
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle & South West Scotland 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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