



## Rowanbank Road

Dumfries, DG1 4HD

Offers Over £188,000

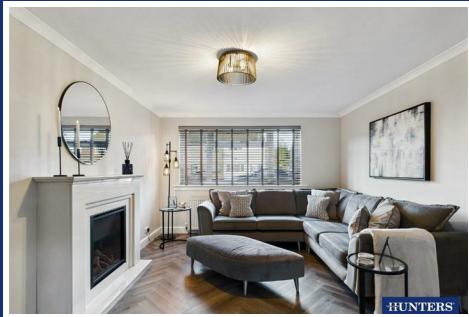


- Outstanding Semi-Detached Home
- Show-Home Condition Throughout
- Bespoke Handleless Kitchen with Breakfast Bar Peninsula, Integrated Appliances & Quartz Worksurfaces
- Contemporary Family Shower Room plus Ground-Floor WC/Cloakroom
- Ample Off-Street Parking with Carport
- Sought-After Calside Area of Dumfries
- Spacious Living Room with Modern Fireplace
- Three Well-Appointed Bedrooms
- Thoughtfully Landscaped Rear Garden with Two Tiled Patios
- EPC - C

# Rowanbank Road

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Presented in pristine, show-home condition throughout and conveniently situated within the sought-after Calside area of Dumfries, this three-bedroom semi-detached home boasts a modern, light-filled interior and is truly ready for new owners to move straight in and live happily ever after. On the ground floor, a spacious living room featuring a large front-aspect window and a contemporary fireplace provides a welcoming space for daily life, perfectly complemented by a show-stopping dining kitchen. The bespoke, handleless kitchen impresses with a sleek, magazine-worthy design, showcasing an extensive range of cabinetry and integrated appliances, all finished to the highest standard. Stunning quartz worksurfaces and matching splashbacks add a luxurious touch, while a breakfast bar peninsula offers a stylish and practical space for casual dining. The generous dining area flows effortlessly through bi-folding doors into the thoughtfully landscaped rear garden, creating an ideal blend of indoor and outdoor living. Upstairs, each of the three double bedrooms offer generous space, each served by a contemporary family shower room. The beautifully landscaped rear garden provides a low-maintenance haven, perfect for playing, relaxation or entertaining guests. Additionally, the property benefits from a generous driveway with a carport to the side and a lawned garden to the front. An early viewing is highly recommended to fully appreciate the quality and attention to detail this exceptional home has to offer.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

Dumfries is a vibrant market town that beautifully blends history, culture, and modern convenience. Often referred to as the "Queen of the South" it is home to an excellent range of amenities including major supermarkets, high street and independent shops, leisure centres, and a choice of highly regarded schools. The town offers an abundance of cafés, restaurants, and traditional pubs, as well as a thriving arts and cultural scene with the Theatre Royal, Scotland's oldest working theatre, plus the Robert Burns Centre, which celebrates the town's connection to Scotland's national poet. For those who enjoy the outdoors, Dumfries is surrounded by stunning countryside and riverside walks along the River Nith, while the expansive Dock Park and nearby Mabie Forest offer family-friendly recreation and scenic trails. Golfers can enjoy several well-kept courses, and sports enthusiasts benefit from the David Keswick Centre and Dumfries Ice Bowl. Excellent transport links via road and rail provide easy connections to Carlisle, Glasgow, and beyond, making Dumfries a well-connected yet charming place to live, work, and explore.

## GROUND FLOOR:

### PORCH

Entrance door from the driveway, internal door to the hallway, and double glazed windows to the front aspect.

### HALLWAY

Internal doors to the living room and WC/cloakroom, stairs to the first floor landing with an under-stairs store, radiator, recessed spotlights, and a double glazed window to the side aspect.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with gas fire, and an internal door to the dining kitchen.

### DINING KITCHEN

Bespoke fitted kitchen with breakfast bar peninsula, comprising an extensive range of handleless base, wall, drawer and tall units with matching quartz worksurfaces and splashbacks above. Integrated eye-level electric LAMONA oven, integrated eye-level LAMONA combination microwave, five-ring electric LAMONA hob, extractor unit, integrated LAMONA fridge freezer, integrated LAMONA dishwasher, integrated LAMONA washer dryer, inset one and a half bowl stainless steel sink with mixer tap and worksurface draining grooves, recessed spotlights, undercounter lighting, radiator, double glazed bi-folding doors to the rear garden, and a double glazed window to the rear aspect.

### WC/CLOAKROOM

Two piece suite comprising a WC and corner vanity unit with wash hand basin. Part-tiled walls, chrome towel radiator, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, built-in cupboard, loft-access point, recessed spotlights, and a double glazed window to the side aspect.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, recessed spotlights, and a built-in wardrobe with double doors.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and recessed spotlights.

## BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard with wall-mounted gas boiler internally.

### SHOWER ROOM

Contemporary three-piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-boarded walls, towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### EXTERNAL:

#### Front Garden & Side Driveway:

To the front of the property is a lawned garden, with a tarmac driveway extending along the side of the property and benefitting a car-port. The driveway offers access to the front porch, along with a gated side entrance leading to the rear garden, and an external cold water tap.

#### Rear Garden:

To the rear of the property is a landscaped, low-maintenance and enclosed garden, benefitting two large tiled seating areas, an area of artificial lawn, a timber garden shed, two external electricity sockets, and an external cold water tap.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [munch.prawn.circus](https://what3words.com/munch.prawn.circus)

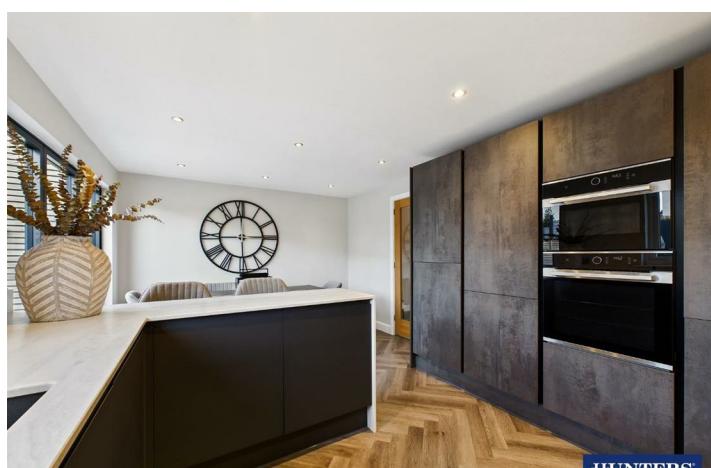
### AML DISCLOSURE:

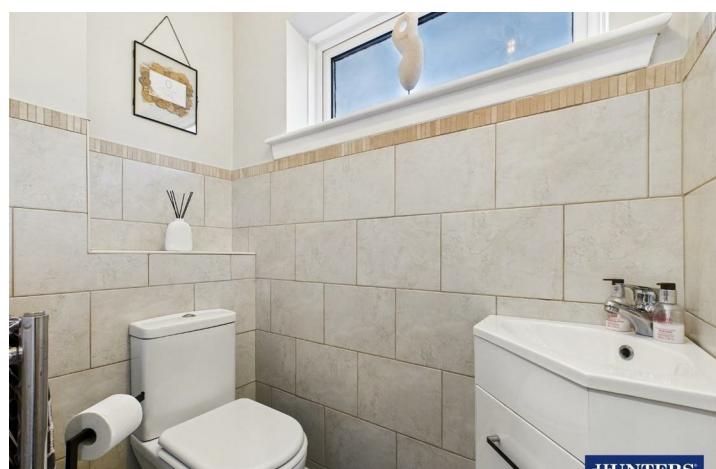
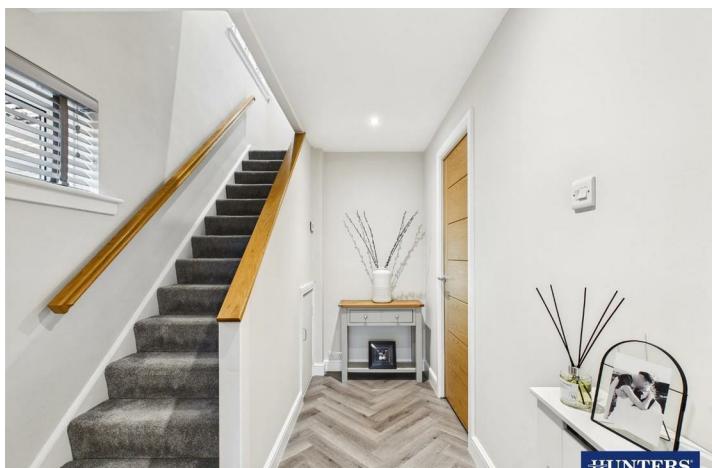
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### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

## Floorplan

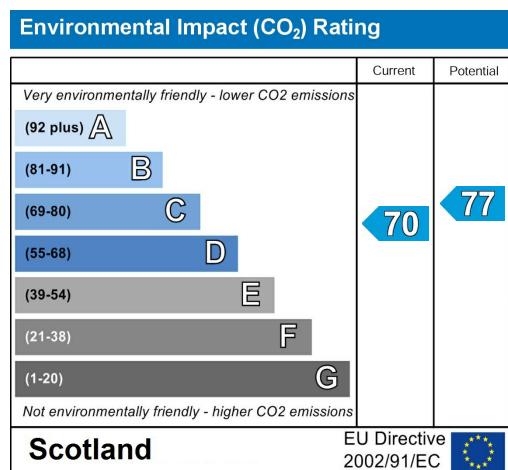
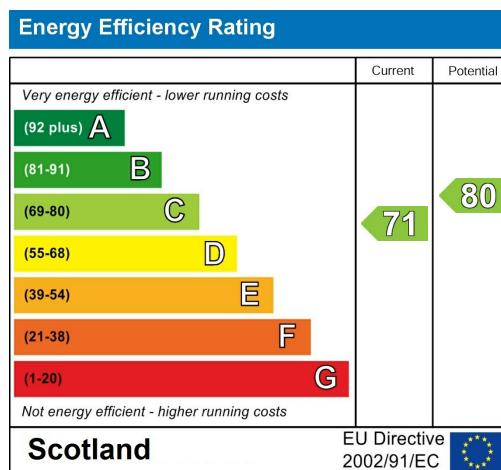




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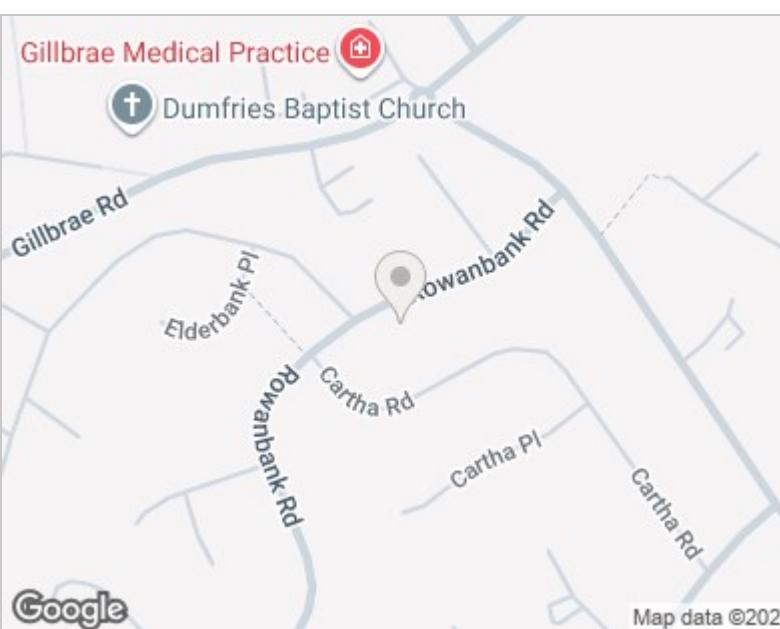
## Energy Efficiency Graph



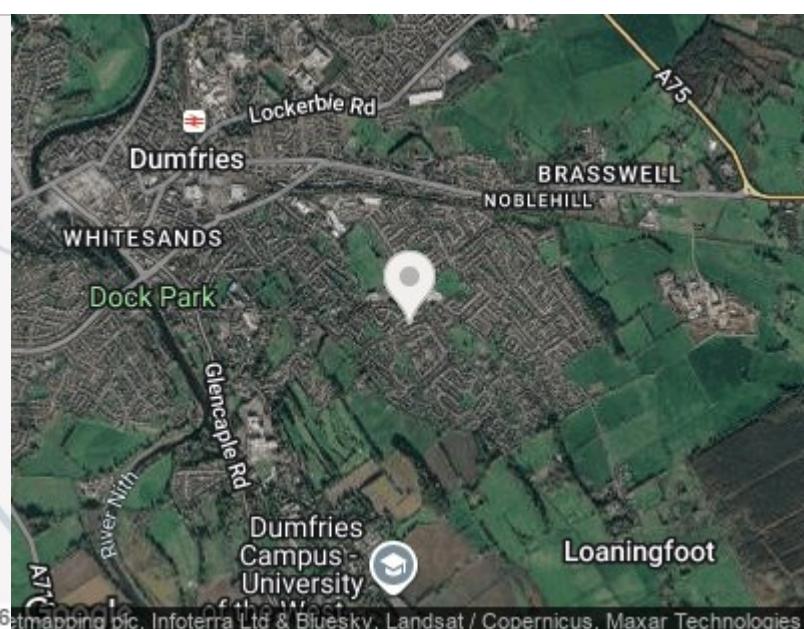
## Viewing

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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01387 245898



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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