



**9 Barnton Road, Dumfries, DG1 4HL**



# 9 Barnton Road, Dumfries, DG1 4HL

“Well presented, spacious 3 bedroom family home in desirable residential area of Dumfries close to local amenities”

## Ground Floor

- + Hallway
- + Lounge
- + Dining Room
- + Kitchen Diner

## First Floor

- + Three Bedrooms
- + Shower Room

## Outside

- + Front and Rear Gardens
- + Single Attached Garage
- + Wooden Garden Shed

EPC Rating C

Council Tax Band D



**LOCATION**

9 Barnton Road is located in a desirable and sought after part of Dumfries called Georgetown. The property is a short walk from many local amenities such as a Primary School, Post Office, Shop, Health Centre, Pharmacy and Library. The property is situated on a bus route with a bus stop across the road. Dumfries town centre is located a few miles distant which offers amenities commensurate with a town of its size.

**DESCRIPTION**

Well presented 3 bedroom semi-detached property with front and rear gardens, garage and driveway situated within a desirable residential area of Dumfries. The property enjoys spacious light filled rooms with UPVC double glazing and gas central heating throughout with an electric fire in the lounge.

A bright entrance hall gives access to the lounge on the right, kitchen diner straight ahead and stairs to the first floor to the left. The dining room is accessed via double doors in the lounge. The kitchen diner provides direct access to the enclosed rear garden with pedestrian access to the garage.

Upstairs there are three bedrooms, all with built in storage, served by a family shower room.

**ACCOMMODATION**

**Ground Floor**

**Hall**

UPVC part obscure glazed external door with obscure glazed window to side opens into hall; carpeted stairs to first floor landing; doors to lounge, kitchen diner and under stairs cupboard with meters and fuse box; 2 x BT Connection points; Honeywell thermostat; smoke alarm; radiator; fitted carpet.

**Lounge**

Bright lounge with large window to the front; electric fire with marble hearth and surround with ornate wooden mantle; obscure glazed double



doors to dining room; television connection point; 2 x wall lights; coving; radiator; smoke alarm; fitted carpet.

**Dining Room**

Large window to rear; coving; radiator; fitted carpet.

**Kitchen Diner**

Range of wooden wall and floor units with complementing worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; bellling 5 ring hob with glass and chrome extractor chimney hood; integrated Zanussi oven and grill; integrated under counter fridge; integrated under counter freezer; Blomberg washing machine; concealed Hotpoint dishwasher; window to side; UPVC obscure glazed external door and window to rear; television connection point; heat detector; radiator; tiled floor.

**First Floor**

**First Floor Landing**

Doors to 3 bedrooms, shower room and integrated cupboard with shelving and coat hooks; window to side; hatch to attic; 2 x smoke alarms; radiator; fitted carpet.

**Bedroom 1**

Good sized double bedroom with large window to the front; integrated shelved cupboard; television connection point; radiator; fitted carpet.

**Bedroom 2**

Double bedroom with large window to rear; integrated cupboard with shelving and hanging space; television connection point; radiator; fitted carpet.

**Bedroom 3**

Bedroom currently used as a dressing room; window to front; shelved cupboard housing Worcester boiler and shelving; carbon monoxide alarm; BT connection point; radiator; fitted carpet.



**Shower Room**

Modern suite of W.C and wash hand basin in vanity unit with cupboards and Mira corner shower cubicle with glass sliding doors and waterproof wall panelling; obscure window to rear; composite ceiling panels; heated towel rail; downlights; tile effect flooring.

**PLEASE NOTE**

The bedroom furniture in Bedrooms 1 & 3 are available for separate negotiations. These include 3 x drawer units, large wardrobe, small wardrobe, matching dressing table mirror and 2 x bedside cabinets.

**OUTSIDE**

**Front Garden**

The front garden is laid to lawn with plant and shrub borders with a gravel area; concrete drive to single garage; outside tap; outside light.

**Rear Garden**

The rear garden is laid to paving slabs; steps up to paved area encompassed by plant borders; wooden garden shed; pedestrian door to garage.

**Garage**

Up and over door; concrete floor; floor units; shelving; chest freezer; Zanussi tumble dryer; window to side.

**VIEWING**

By appointment with the Selling Agents on 01556 504038.

**HOME REPORT**

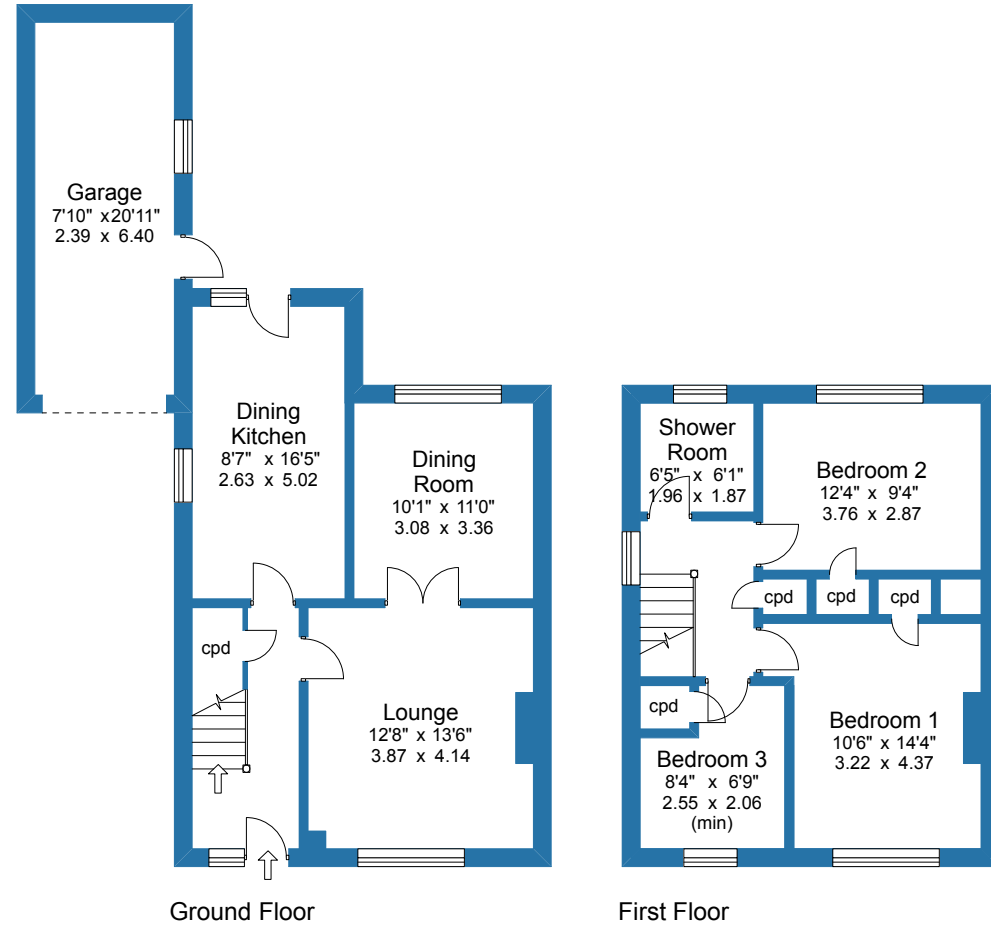
A Home Report have been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

**OFFERS**

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







For illustrative purposes only. Not to scale.



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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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