



Three bedroom detached bungalow with
beautiful gardens and grazing paddock for sale

4 Barnhill, Hardthorn Road, Dumfries, DG2 9TQ

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Property Details

4 Barnhill, Hardthorn Road, Dumfries, DG2 9TQ

Offers over
£375,000

Description

A tastefully decorated detached three bedroom bungalow, with lovely countryside views, garage/workshop and attached paddock extending to approximately 1.51 acres in total.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Outstanding three bedroom detached bungalow
- Spacious kitchen/dining area with featured open fire
- Master bedroom with built-in wardrobes and en-suite shower room
- Tastefully decorated throughout
- Landscaped gardens, vegetable plots and grazing paddock
- Oil central heating
- Detached garage/workshop
- Large plot extending to 1.51 acres
- Beautiful views of the surrounding countryside
- Situated on the outskirts of Dumfries

Situation

4 Barnhill is located on the edge of Dumfries, bordering open countryside. Dumfries offers a wide choice of schooling, with the Crichton University Campus offering a wide variety of further choices. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car. Dumfries and Galloway Royal Infirmary is within easy reach.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there are an abundance of good local courses with the region.



4 Barnhill is a superb detached three bedroom bungalow with spacious and versatile accommodation. The property sits in generous garden grounds and enjoys views to the lovely surrounding hills whilst benefitting from an excellent workshop/garage, vegetable plots and adjoining paddock.

The property briefly comprises three generous bedrooms (one en-suite), living room, conservatory, fully fitted kitchen with integrated appliances, dining area, and family bathroom. The bungalow is serviced by oil central heating and benefits from ample off-street parking.

The Accommodation

4 Barnhill is a unique opportunity to acquire a spacious and modern bungalow situated on the outskirts of Dumfries with workshop and paddock extending to 1.51 acres in total. The property would suit buyers looking to keep a small number of livestock.



Upon entering the house a spacious hallway with built-in storage cupboard welcomes you with doors leading to the remainder of the accommodation. The living room is spacious and bright, with dual aspect windows and a lovely open fire with marble surround featured in the centre of the room. The conservatory, complete with slate roof, not only provides a lovely setting for relaxing but convenient access to the tared front yard and outdoor seating area.

The kitchen and dining area is an excellent indoor space, featuring a second beautiful open fire, solid wood fitted kitchen units with integrated dishwasher, BOSCH double electric oven, integrated electric four ring hob, stainless drainer sink with mixer tap, two large storage cupboards and side door access to the front yard.



The bungalow boasts three excellent sized bedrooms. The master bedroom features fitted wardrobes with mirrored door and a modern and sleek, en-suite shower room including a walk-in mains shower with glass screen, white hand basin with vanity storage, towel rail and w.c.

The family bathroom is situated next to the second bedroom and is complete with white bath with partial tile splashback, white hand basin and w.c also. The second bedroom is another generous double, with private views of the rear lawn. Lastly, the third bedroom comfortably fits a large king size bed and is complete with built-in wardrobes.

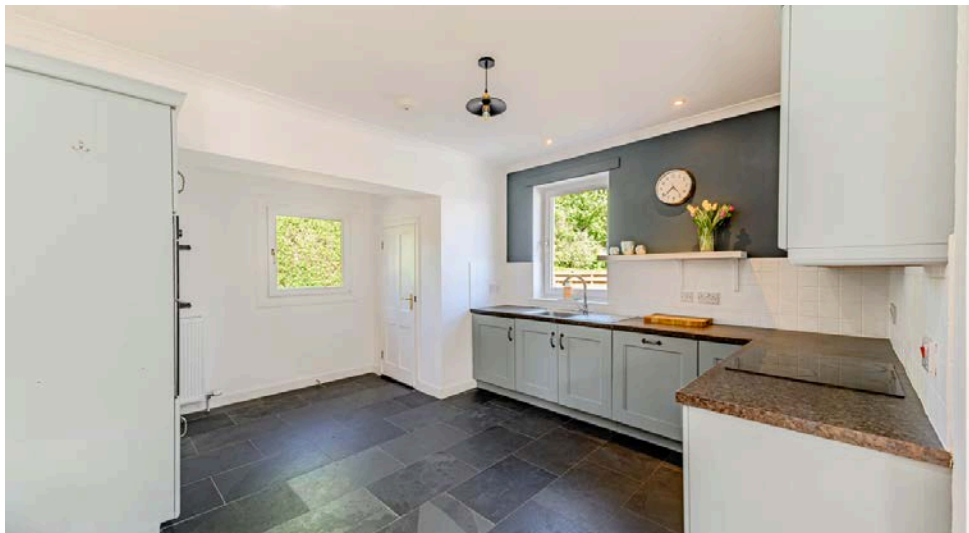


Outside

Externally there is a large, landscaped garden laid with lawn and large shrubs and hedges, together with a fenced enclosed front yard with large tar surfaced parking area. Parking is also available to the side of the bungalow on loose stone providing access to the oil tank. The garage/workshop is easily accessible from the front drive and benefits from power supply, electric garage doors and water supply.

The garden is extremely private and features a variety of mature trees which flow nicely to the next section of garden where the current owners have created an idyllic and private outdoor seating area with open fire, a variety of vegetable plots and grazing paddock at the bottom of the land.



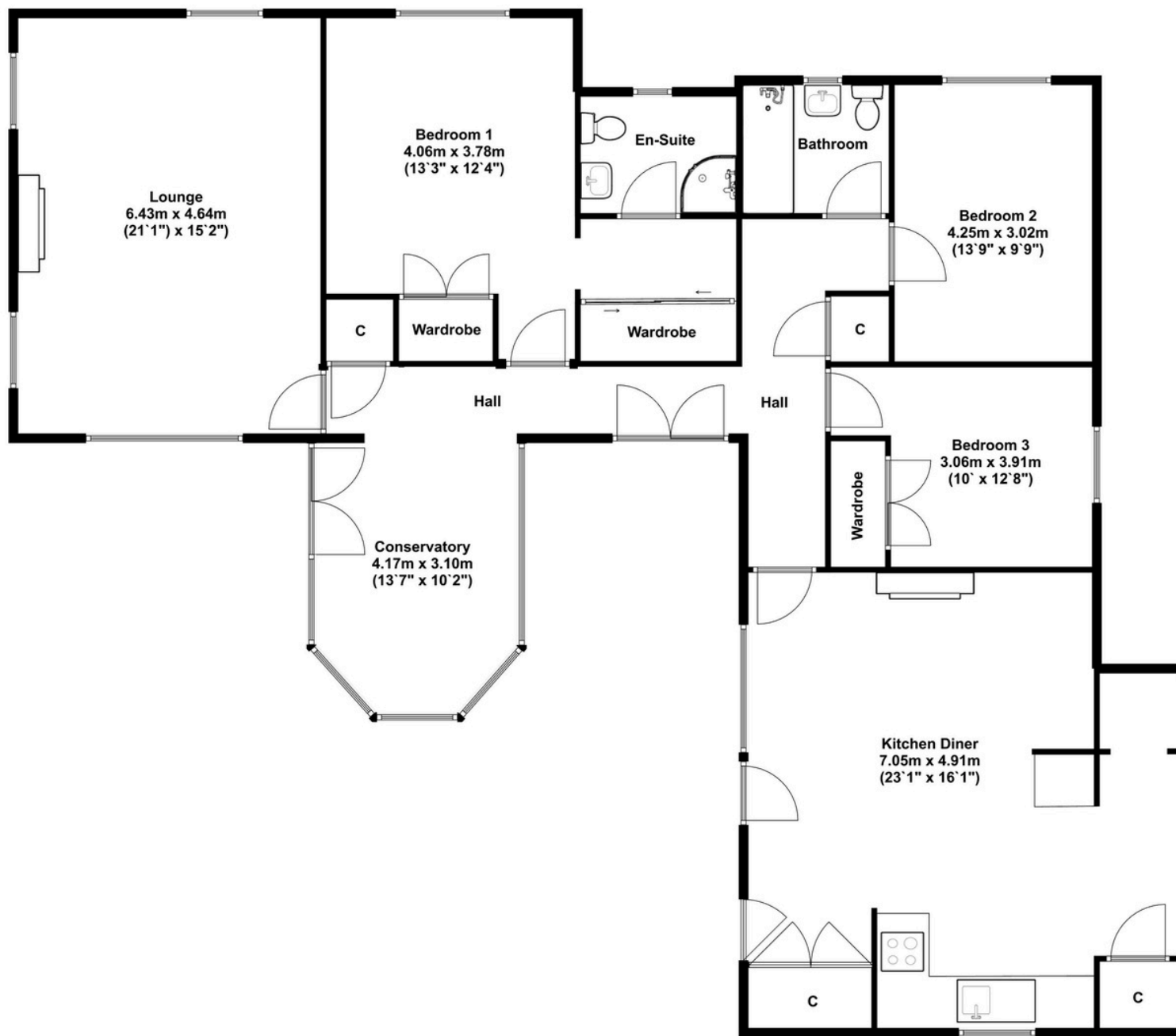


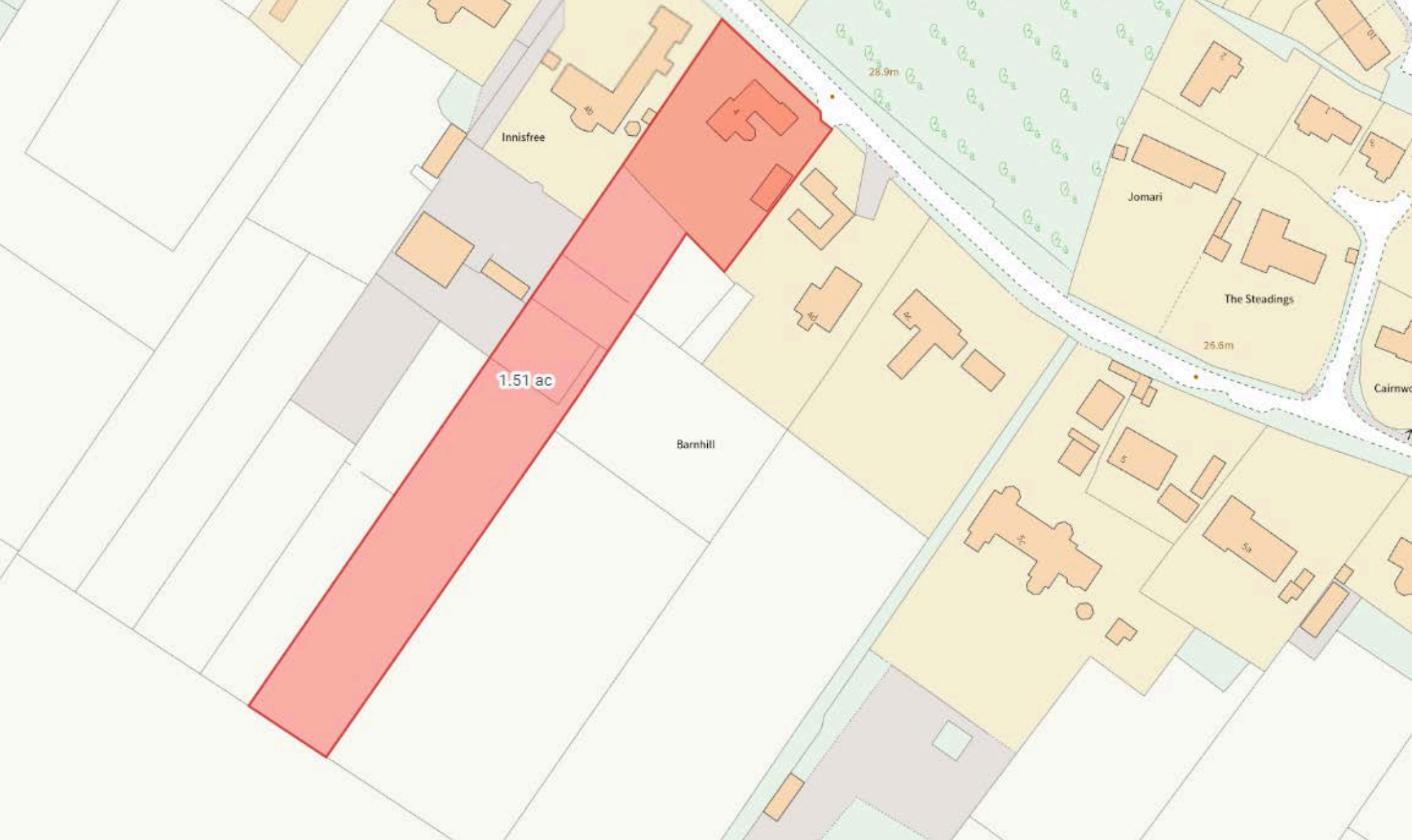












Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion. An application has been made for probate and this is expected to be granted soon.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Broadband: Fibre Optic

Services: 4 Barnhill is serviced by mains water, mains electricity, mains drainage and oil fired central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band F.

Solicitors:

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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