



## Hardthorn Road

Dumfries, DG2 9JG

Offers Over £182,000

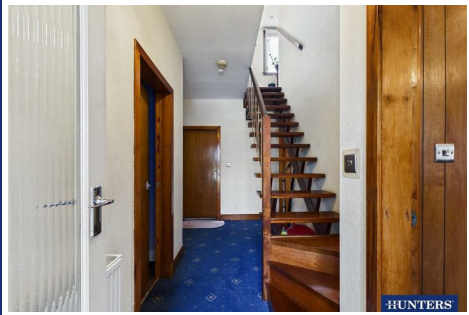


- Three Bedroom Semi Detached Dormer Bungalow
- Lounge with bay window and period-style fireplace
- Two ground floor double bedrooms
- Large garage with power, lighting and inspection pit
- Gas central heating and full double glazing
- Large plot with substantial L-shaped rear garden
- Separate dining room and large sunroom
- Spacious first floor master bedroom with fitted storage
- Driveway parking for three to four vehicles
- EPC – E | Council Tax Band – E

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Hunters Dumfries are pleased to welcome to the market Barlae, a spacious and versatile three-bedroom semi-detached one-and-a-half storey home occupying a substantial plot within the popular Hardthorn Road area of Dumfries. Offering generous accommodation both internally and externally, the property is ideally suited to families or buyers seeking flexible living space combined with extensive gardens, parking and excellent storage facilities.

The property benefits from gas central heating and full double glazing throughout, with spacious ground floor accommodation including two double bedrooms, lounge, dining room, kitchen, family bathroom and a large sunroom to the side. The first floor further enhances the flexibility of the home with a substantial master bedroom and additional storage areas offering potential for home working, hobbies or further multi-purpose use.

A standout feature of the property is the extensive rear garden, occupying a substantial L-shaped plot predominantly laid to lawn and bordered by mature hedging, trees and shrubs creating a high degree of privacy and seclusion. Patio, decking and planted areas further enhance the outdoor space, while the substantial garage, external storage areas and large driveway provide excellent practicality for modern family living.

Hardthorn Road remains a consistently popular residential location within Dumfries, well positioned for access to Dumfries & Galloway Royal Infirmary, local schooling and regular public transport links. Dumfries town centre is easily accessible and offers a wide range of amenities including supermarkets, retail shopping, cafés, restaurants, healthcare services and leisure facilities. The area also benefits from nearby walking and cycle routes together with convenient access to surrounding countryside whilst remaining close to everyday amenities.

EPC – E | Council Tax Band – E

Tel: 01387 245898

### Entrance Porch

The property is accessed from the front via an enclosed entrance porch providing a practical entrance into the home before leading through into the main hallway.

### Entrance Hall

The entrance hall provides access to the main ground floor accommodation along with stairway access to the first floor. The hallway connects through to the lounge, dining room, kitchen, family bathroom and both ground floor bedrooms, creating a practical and well-balanced layout.

### Lounge

Positioned to the front of the property, the lounge is a bright and spacious reception room benefitting from a large bay window allowing excellent natural light throughout the space. High ceilings further enhance the feeling of space, while a period-style inset fireplace with tiled surround creates an attractive focal point within the room. Decorative timber wall cladding adds character and warmth to the overall presentation.

### Dining Room

The dining room is a generously proportioned space ideally suited to family dining and entertaining. The room benefits from fixed storage cabinetry to one wall and provides direct access through to both the kitchen and sunroom, creating a sociable flow throughout the ground floor accommodation.

### Kitchen

The kitchen is fitted with a range of wall and base units along with integrated double oven, gas hob and extractor hood. Additional features include plumbing for a washing machine, stainless steel splashbacks and a stainless steel sink drainer unit positioned beneath a window overlooking the rear garden. The kitchen offers direct access to the rear garden and remains a functional and practical family space.

### Sunroom

Accessed from the side of the property and connected directly to the dining area, the sunroom is a spacious and highly practical additional living space. UPVC surrounds and a polycarbonate roof allow for excellent natural light, while a radiator ensures year-round usability. The room provides an ideal cloakroom and seating area with ample space for coats, shoes and everyday storage.

### Bedroom 2

Located to the front of the property, this is a spacious double bedroom benefitting from a large window and ample space for free-standing furniture.

### Bedroom Three

Positioned to the rear, this is a further generously sized double bedroom overlooking the rear garden and offering proportions comparable to the front bedroom.

### Family Shower Room

The family bathroom is fitted with a large double shower enclosure, pedestal wash hand basin and low-level WC. Full-height wall panelling extends throughout the room and continues across the ceiling, while laminate flooring and a rear-facing window complete the space.

### First Floor Landing

The staircase rises to a spacious upper landing area which benefits from additional storage and access into the eaves. This versatile space offers potential for use as a home office, study or hobby area depending on individual requirements.

### Master Bedroom

Positioned on the first floor, the principal bedroom is an exceptionally spacious double room benefitting from extensive fitted wardrobes and drawer units extending across one wall. A large double glazed window overlooks the rear garden and enjoys elevated views across the surrounding area towards the distant hills and countryside. Additional eaves storage further enhances practicality within the room.

### External Front

To the front of the property, the gardens have been designed for ease of maintenance and are finished predominantly with decorative stone and pathway access leading to the front entrance. Gated access provides additional privacy, while mature planting and established boundaries create an attractive frontage to the home.

### External Side/Driveway

To the side of the property, a substantial loose stone driveway provides off-street parking for three to four vehicles and extends directly towards the detached garage. Side access is also available into the property via the sunroom entrance. Positioned adjacent to the garage is a generous external storage area, while further storage space is located beneath the sunroom, accessed externally from the rear garden. External lighting and an outside tap are also fitted.

### External Rear

The rear garden is a particularly impressive feature of the property, occupying a substantial L-shaped plot which offers excellent outdoor space for families, gardening or entertaining. Predominantly laid to lawn, the garden is bordered by mature hedging, trees and shrubs which create a strong sense of privacy and seclusion from neighbouring properties.

Immediately to the rear of the property are raised flower beds with established planting, leading onto patio and decking areas ideally suited to outdoor seating and entertaining. Pathways continue throughout the garden and extend towards the garage side entrance, allowing easy access across the grounds.

A bark-covered planting area to the side incorporates mature shrubs, trees and established wild rhubarb, adding further character and variety to the outdoor space. To the far rear of the garden, additional lawned sections continue towards mature hedge and retaining wall boundaries, while the overall size and layout of the garden provide a peaceful and versatile outdoor environment with significant potential for a variety of uses.

### Garage

The detached garage itself benefits from an up-and-over door, power, lighting and high-level eaves storage. Internally, the garage also incorporates a mechanics inspection pit along with fitted shelving and work areas, creating an ideal space for storage, workshop use or hobbies. A separate side access door further enhances practicality.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

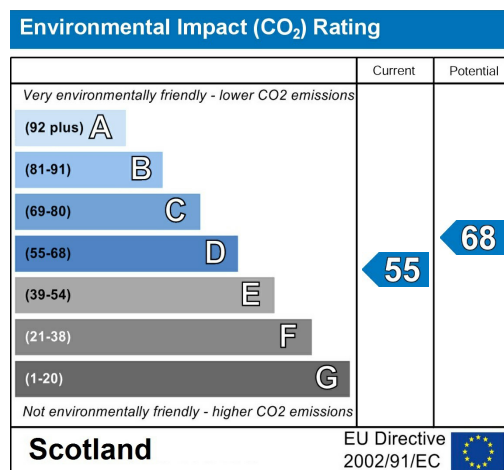
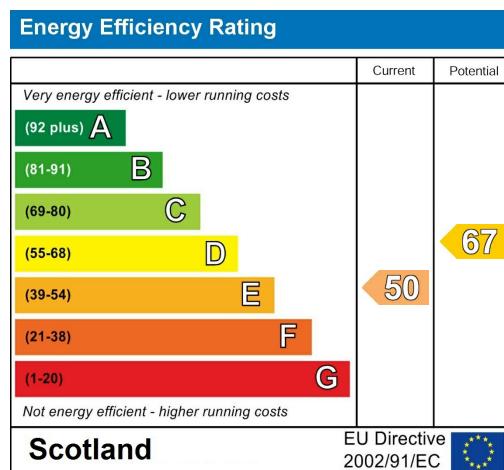
Floorplan







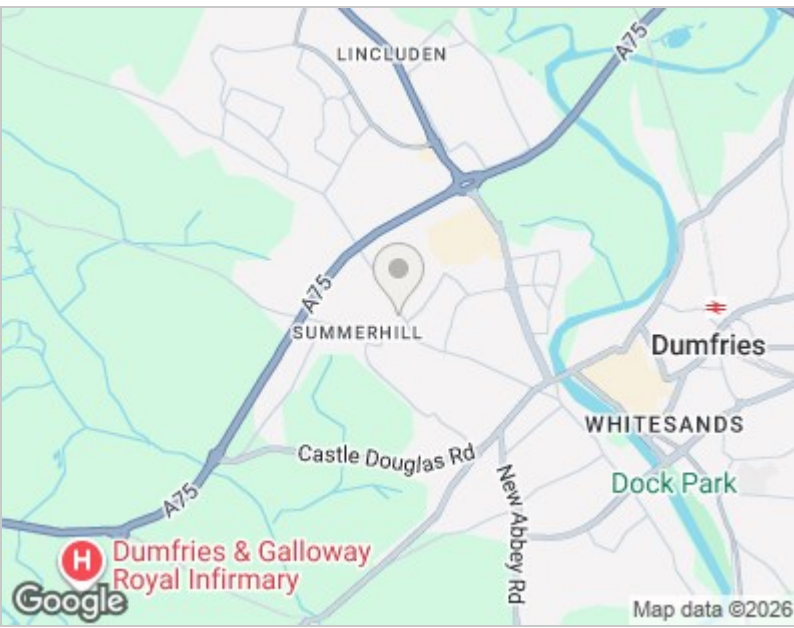
## Energy Efficiency Graph



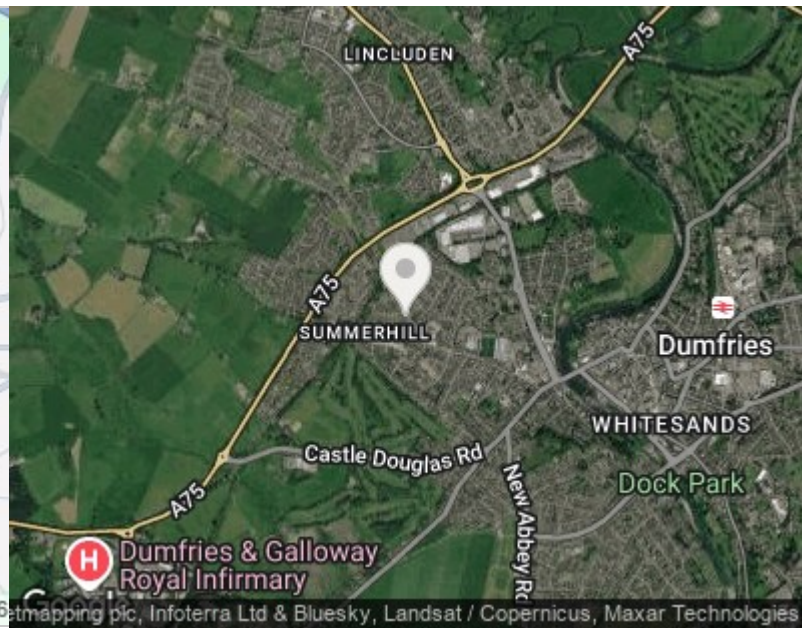
## Viewing

Please contact our Hunters Dumfries Office on 01387 245898 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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