



## Milner Place, Coo Lane

Thornhill, DG3 5DB

Offers Over £220,000



- Impressive detached two-bedroom bungalow within peaceful private lane setting
- Extensive sweeping driveway with generous off-street parking for multiple vehicles
- Bright and welcoming lounge overlooking the attractive front gardens
- Generous principal bedroom with fitted storage, dressing area and en suite shower room
- Integrated garage together with excellent outdoor seating and entertaining areas
- Beautifully landscaped and immaculately maintained gardens to front, side and rear
- Spacious and well-balanced single-level living accommodation throughout
- Modern kitchen dining room with integrated appliances and French doors to patio area
- Recently modernised family bathroom finished in a contemporary style
- EPC – D | Council Tax Band – E

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**\*\*CLOSING DATE - Wednesday 3rd June at 12 noon. Please contact our office for further information\*\***

Hunters Dumfries are delighted to present to the market Woodville, 4 Milner Place, Coo Lane, Thornhill — an impressive detached two-bedroom bungalow occupying beautifully established and immaculately maintained grounds within a peaceful private lane setting.

Offering spacious and well-balanced single-level accommodation throughout, the property combines generous internal living space with exceptional outdoor surroundings, including extensive driveway parking, integrated garage facilities and superbly landscaped gardens to the front, side and rear. Internally, the home has been thoughtfully maintained and presented in excellent condition throughout, creating a bright, welcoming and highly functional living environment suited to a range of buyers.

A particular feature of the property is the outstanding garden grounds, with manicured lawns, mature ornamental planting, established evergreen screening and thoughtfully designed outdoor seating areas creating an exceptional degree of privacy together with a peaceful outdoor setting.

Woodville occupies an enviable position within the highly regarded village of Thornhill, one of Dumfries & Galloway's most desirable residential locations. The village offers an excellent range of amenities including independent shops, cafés, healthcare facilities, schooling and everyday conveniences, whilst retaining a strong sense of community and countryside charm.

The surrounding area is well regarded for outdoor and recreational pursuits, with Thornhill Golf Club, the local bowling green and scenic countryside walks all within easy reach. Excellent transport links towards Dumfries and the wider region further enhance the property's appeal.

Overall, Woodville represents a rare opportunity to acquire a beautifully maintained detached bungalow within one of the region's most sought-after village settings.

EPC – D | Council Tax Band – E

Tel: 01387 245898

### Entrance Porch

Welcoming entrance porch with tiled flooring providing practical protection from the elements before entering the main accommodation. UPVC external door leading into the porch together with internal glazed timber door providing access into the main entrance hallway.

### Entrance Hall

Central entrance hallway providing access to all principal accommodation within the property. Loft access point. Well-balanced layout with bedrooms positioned to one side of the home and living accommodation to the other.

### Lounge

A particularly spacious and welcoming reception room enjoying excellent natural light from the large front-facing window overlooking the beautifully maintained gardens. Glazed internal doors connect the room with both the entrance hallway and kitchen dining room, creating an excellent sense of flow throughout the home.

### Kitchen/Dining Room

A spacious and highly functional kitchen dining room forming an excellent central hub within the property. The kitchen incorporates a range of modern fitted units together with integrated appliances including double oven, electric hob with stainless steel extractor, integrated fridge freezer, dishwasher and one-and-a-half stainless steel sink unit.

Under-unit lighting and ceiling downlighting further enhance the space, whilst the dining area comfortably accommodates a family dining table. French doors provide direct access to the side patio and garden areas. Access is also provided to both the utility room and main lounge.

### Utility Room

Useful utility room offering additional practicality with plumbing for white goods, stainless steel sink and drainer, rear-facing window and external access door leading to the side gardens. The room also houses the main central heating control system.

### Bedroom One

An exceptionally generous principal bedroom featuring an extensive fitted bed surround suitable for a king-sized bed, incorporating high-level, low-level and bedside storage solutions. The room further benefits from a walk-in storage cupboard together with an inner dressing area complete with fitted sliding wardrobes.

### En-Suite

Well-proportioned en suite comprising corner shower enclosure with power shower, vanity storage, pedestal wash hand basin with swan neck tap, low level WC, fitted mirror and chrome-effect heated towel rail. Rear-facing window. Decorative splashback finishes continue throughout the room creating a cohesive and modern finish.

### Bedroom Two

An exceptionally generous principal bedroom featuring an extensive fitted bed surround suitable for a king-sized bed, incorporating high-level, low-level and bedside storage

solutions. The room further benefits from a walk-in storage cupboard together with an inner dressing area complete with fitted sliding wardrobes.

### Bathroom

Recently modernised family bathroom finished in a contemporary style comprising modern bath, matching pedestal wash hand basin, low level WC, fitted wall cupboard and rear-facing window.

### Front Exterior

The front gardens are a particular feature of the property, comprising expansive manicured lawns bordered by an outstanding collection of mature ornamental trees, established evergreen screening, colourful berberis and decorative shrubbery, all of which combine to create exceptional kerb appeal and a wonderful sense of privacy.

To the left-hand side of the driveway, beautifully maintained barked planting beds host a variety of seasonal shrubs, flowering plants and established greenery, whilst attractive rockery borders and carefully positioned ornamental planting continue around the front elevation of the home.

### Rear Gardens

The rear gardens have been thoughtfully landscaped and exceptionally well maintained, offering a peaceful outdoor environment ideal for both relaxation and entertaining. A paved patio seating area is complemented by decorative chipped sections, ornamental planting, mature shrubbery and attractive stonework features including a charming water feature.

The rear grounds further benefit from established trees, maintained lawns, useful garden storage and enclosed boundaries creating a strong sense of privacy and seclusion.

### Side Gardens

The property benefits from beautifully maintained side gardens comprising established lawns, mature hedging, ornamental trees and paved pathways surrounding the property. French doors from the kitchen dining room provide direct access to the landscaped patio areas, creating an excellent connection between indoor and outdoor living spaces.

Additional practical areas include a concealed oil tank section, decorative chipped borders and timber fencing providing both privacy and structure to the gardens.

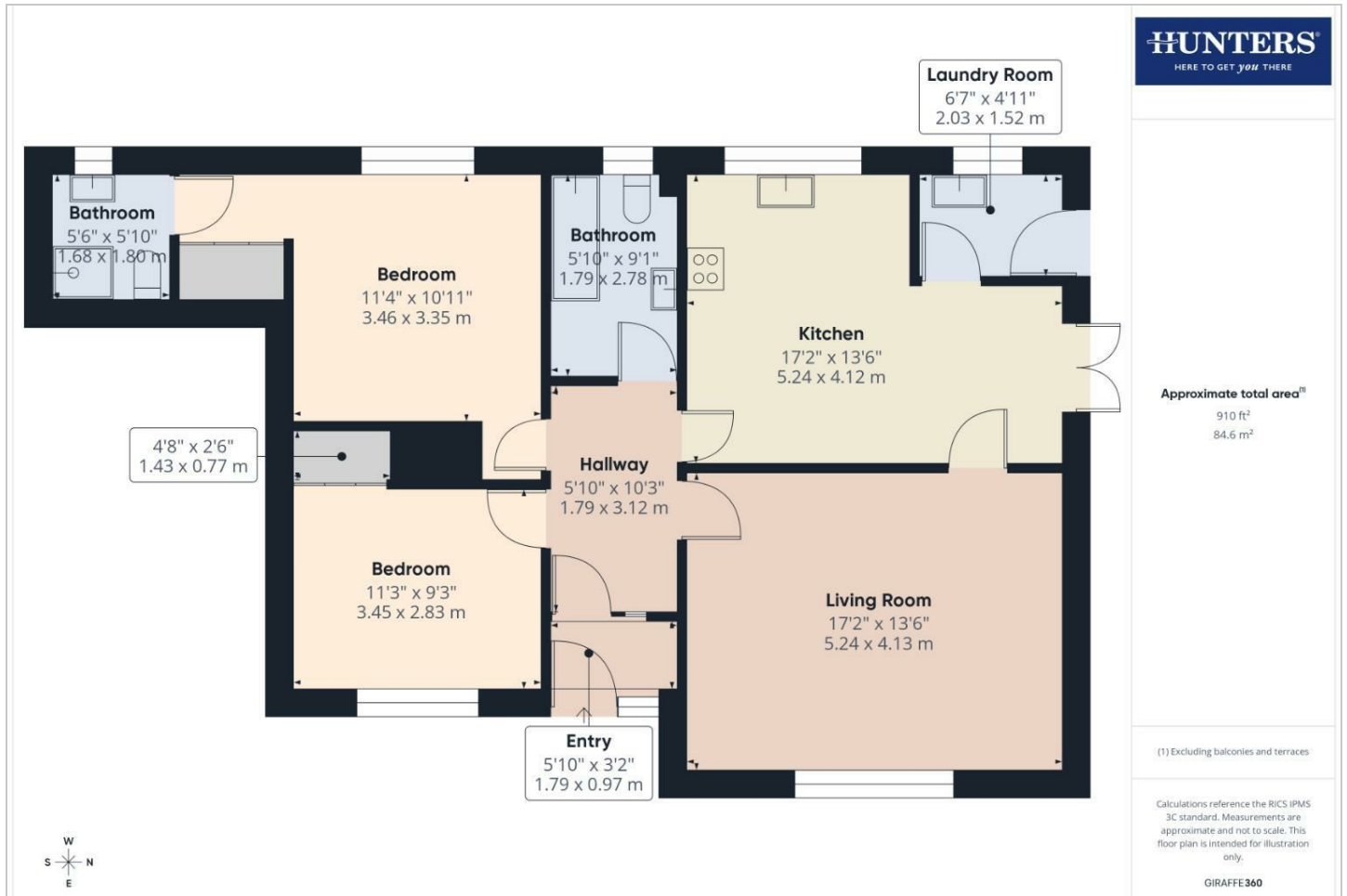
### Garage

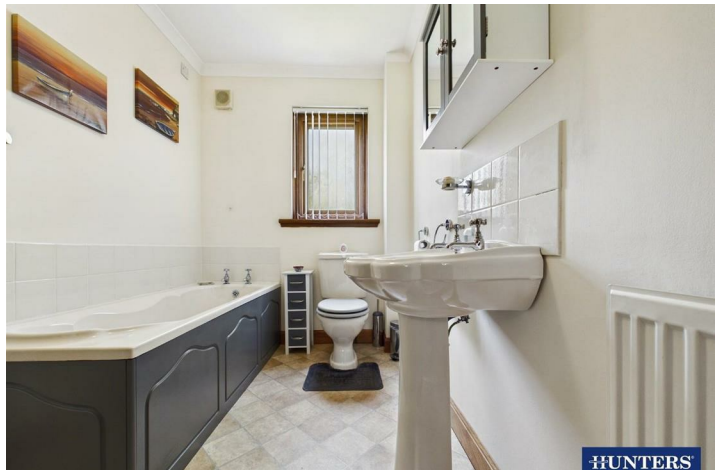
Integrated garage providing excellent additional storage and practicality, suitable for vehicle storage, workshop use or general household requirements.

### Driveway & Parking

The property is approached via a substantial sweeping driveway within a peaceful private lane setting, providing extensive off-street parking for multiple vehicles. The generous driveway comfortably accommodates numerous cars and further enhances the property's impressive kerb appeal and accessibility.

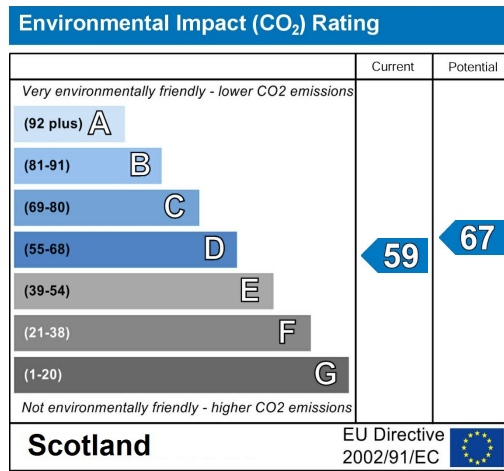
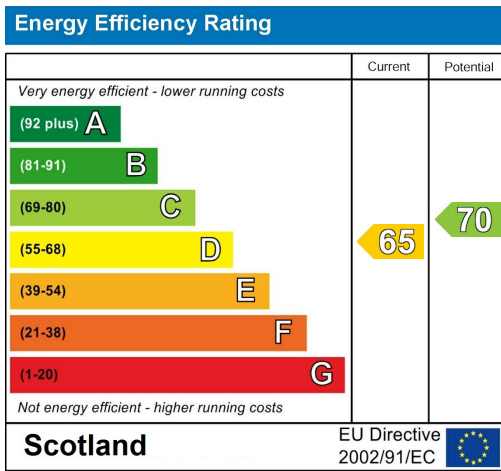
# Floorplan







### 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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