



Quarry Road

Locharbriggs, Dumfries, DG1 1QG

Offers Over £325,000

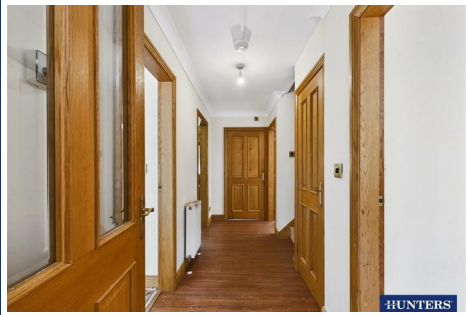


- Substantial four-bedroom detached family home
- Three versatile reception rooms
- Spacious kitchen/breakfast room
- Extensive rear garden backing onto mature woodland
- Envable semi-rural setting on the outskirts of Dumfries
- Four generous double bedrooms, all with fitted wardrobes
- Principal bedroom with en-suite shower room
- Private driveway providing parking for approximately eight vehicles
- Gas central heating and double glazing throughout
- EPC Rating: C | Council Tax Band: E

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Hunters Dumfries are delighted to present to the market this substantial four-bedroom detached family home, occupying a generous plot in an enviable semi-rural location on the outskirts of Dumfries. Offering spacious and versatile accommodation, together with extensive off-road parking and a generous rear garden backing onto mature woodland, the property provides an excellent opportunity for families seeking space both inside and out.

Beautifully presented in neutral tones throughout, the property offers three versatile reception rooms, four generous double bedrooms and flexible accommodation ideally suited to modern family living. Whilst some cosmetic modernisation would further enhance the home, it has been well maintained and offers purchasers the opportunity to personalise the property over time.

The extensive rear garden enjoys a private woodland backdrop and provides excellent outdoor space for families, whilst the substantial driveway offers parking for approximately eight vehicles. Conveniently positioned within easy reach of Dumfries town centre, local schools and everyday amenities, the property combines generous accommodation with a peaceful setting, creating an ideal long-term family home.

Viewings strictly by appointment only through Hunters Dumfries. Contact 01387 245898 or email dumfries@hunters.com.

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Tel: 01387 245898

Entrance Hall

Accessed via steps from the front of the property, the entrance porch provides a welcoming introduction and benefits from laminate flooring before leading into the main hallway.

Inner Hallway

A spacious central hallway finished with laminate flooring and providing access to the principal ground floor accommodation. Stairs lead to the first-floor landing, whilst a useful storage cupboard houses the electrical consumer unit.

Family Room

A bright and versatile front-facing reception room featuring a bay window overlooking the front garden and driveway. Offering excellent flexibility, the room would make an ideal formal lounge, family room or snug.

Reception Room

A further generous reception room positioned to the front of the property, again benefiting from a bay window providing excellent natural light. Suitable for a variety of uses including a dining room, home office or additional sitting room

Lounge

Located to the rear of the property, the spacious lounge enjoys views over the rear garden through French doors opening directly onto the raised patio. A black marble-effect hearth provides an attractive focal point, creating a comfortable living space for the whole family.

Kitchen/Breakfast Room

A generous kitchen fitted with a range of modern wall and base units complemented by ample worktop space. The kitchen incorporates an integrated stainless steel gas hob with extractor hood above and integrated stainless steel oven, together with space for a washing machine, dishwasher and freestanding fridge freezer. A one-and-a-half bowl stainless steel sink is positioned beneath a window overlooking the rear garden, whilst a rear door provides direct access outside. A cupboard houses the Range Tribune HE hot water cylinder.

Ground Floor W.C

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback. Finished with laminate flooring and benefiting from a rear-facing window providing natural light and ventilation.

First Floor Landing

A spacious landing providing access to all four double bedrooms and the family bathroom.

Master Bedroom

A generous principal bedroom enjoying excellent natural light from twin front-facing windows. The room benefits from built-in wardrobes with sliding doors providing hanging and shelving space, together with access to the en-suite shower room.

En-suite

Fitted with a low-level WC, pedestal wash hand basin and a

generous walk-in shower enclosure with sliding glass doors, creating a practical en-suite serving the principal bedroom.

Bedroom Two

A spacious double bedroom positioned to the front of the property and benefiting from twin windows allowing excellent natural light throughout. Built-in wardrobes with sliding doors provide excellent hanging and shelving space.

Bedroom Three

A further generous double bedroom overlooking the rear garden and mature woodland beyond. The room benefits from built-in sliding wardrobes offering excellent storage together with a bright, pleasant outlook.

Bedroom Four

A well-proportioned double bedroom enjoying views over the rear garden. The room also benefits from built-in wardrobes with sliding doors providing hanging and shelving space.

Family Bathroom

Fitted with a white suite comprising a pedestal wash hand basin, low-level WC and bath with glazed shower screen and mains-fed shower over. The bath and shower area is finished with laminate splashbacks, whilst an extractor fan provides ventilation.

Front Garden

The front garden is predominantly laid with loose stone for ease of maintenance and is complemented by mature trees and established planting. A pathway leads to the side of the property through a gated entrance, providing access to the rear garden, whilst retaining fencing enhances privacy and clearly defines the front boundary. Subject to any necessary consents, the generous frontage also offers potential space for the construction of a garage, should a purchaser wish to explore this further.

Side Garden

A pathway leads along the side of the property, providing convenient access to the rear garden through a gated entrance. The side garden also incorporates loose red gravel adding further outdoor space and complementing the property's generous plot.

Rear Garden

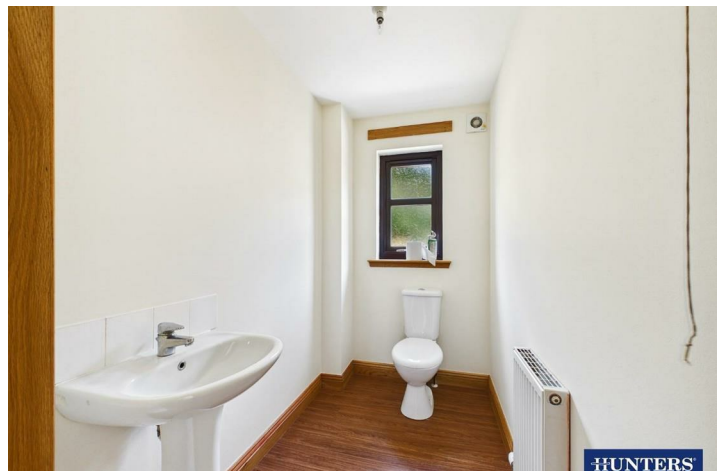
Accessed directly from the lounge via French doors, the raised patio provides an excellent space for outdoor seating and entertaining. Beyond, the substantial rear garden is predominantly laid to lawn and backs directly onto mature woodland, creating a peaceful and private setting. The garden enjoys sunshine throughout much of the day and offers excellent potential for further landscaping or cosmetic enhancement. Additional features include an outside tap together with gated side access via a gently sloping pathway connecting the front and rear gardens.

Parking/Driveway

A substantial private driveway provides an excellent level of off-road parking for approximately eight vehicles, making the property ideal for larger families, those with multiple vehicles, or purchasers requiring space for visitors.

Floorplan

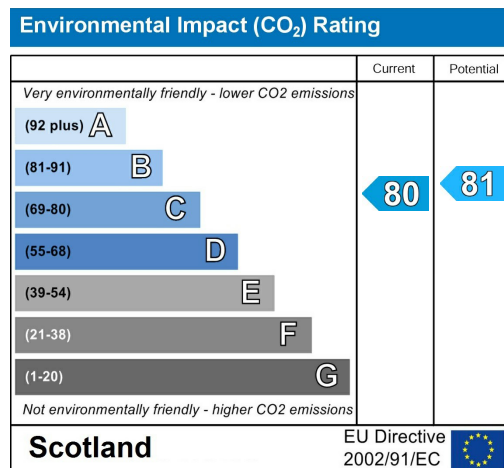
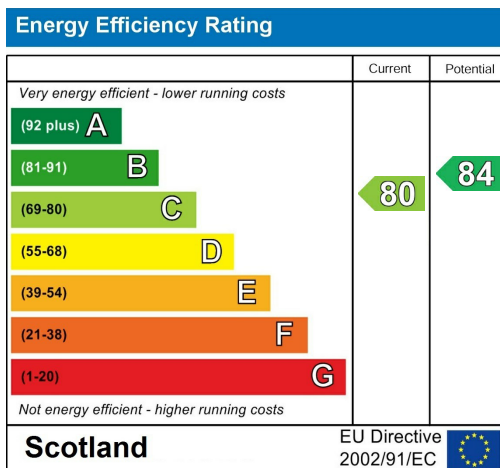






HUNTERS

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.

Tel: 01387 245898

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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