



Sandypoint Drive

Dumfries, DG2 9RG

Offers Over £240,000



- Impressive four-bedroom detached family home
- Principal bedroom with private en suite shower room
- Modern fitted kitchen/dining room
- Front garden, private driveway and integral garage
- Sought-after Barnhill location overlooking a children's play park
- Four generously proportioned double bedrooms
- Spacious and comfortable family lounge
- Convenient ground-floor cloakroom WC
- Generous rear gardens benefiting from a corner plot
- EPC Rating: C | Council Tax Band: E

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Situated within the highly sought-after modern development of Barnhill, this impressive four-bedroom detached family home offers spacious, contemporary living in a fantastic location, with an open outlook across the children's play park directly opposite. Combining the comfort of a modern home with the convenience of nearby amenities, the property is perfectly suited to growing families looking for space, practicality and an excellent place to call home.

One of the property's standout features is its position overlooking the park, providing a pleasant open aspect to the front rather than neighbouring houses. For families with younger children, having recreational space just across the road is a particularly appealing benefit, while the surrounding residential development offers an attractive setting for everyday family life.

Barnhill has established itself as a desirable residential area of Dumfries, with convenient access to local schools, shops, supermarkets and essential services. Dumfries town centre is also within easy reach, offering an extensive selection of independent retailers, cafés, restaurants and leisure facilities, alongside larger shopping destinations including Cuckoo Bridge Retail Park.

The wider area offers plenty for families to enjoy, from local parks and sports facilities to countryside walks and outdoor activities throughout Dumfries and Galloway. Good transport connections also make travelling around the town and further afield straightforward.

Offering the space and flexibility expected of a modern four-bedroom detached home, together with an enviable position overlooking green space, this is an excellent opportunity to enjoy comfortable family living in one of Dumfries' popular residential developments.

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Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

Tel: 01387 245898

Entrance Hall

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation and stairs leading to the upper floor. The hall offers a practical and inviting introduction to the home.

Lounge

The well-proportioned living room is positioned to the front of the property and benefits from a large window which floods the room with natural light. Finished in neutral tones with laminate flooring, the room provides a comfortable and versatile space for everyday family living.

Kitchen / Dining Room

The kitchen and dining area provides a modern and sociable space, with a range of cream-coloured fitted units complemented by wooden-effect work surfaces. Integrated appliances include a built-in oven and induction hob, while there is ample room for a dining table, comfortably accommodating four and with scope for a larger six-seater arrangement. A particularly useful under-stair storage cupboard is also accessed from the kitchen, extending beneath the staircase and providing generous additional storage space. The layout works particularly well for family meals and entertaining.

Utility Room

Located directly off the kitchen, the utility area continues the same attractive wooden-effect work surface and provides space and plumbing for a washing machine and tumble dryer. A practical addition to the home, it keeps everyday laundry facilities neatly separated from the main kitchen

Downstairs W.C

The ground floor is completed by a useful WC, conveniently positioned off the utility area.

First Floor Landing

The staircase leads to the first-floor landing, providing access to all four bedrooms and the main family bathroom. The upper accommodation is finished throughout in a neutral colour palette, creating a light and cohesive feel.

Principal Bedroom

The principal bedroom is a well-proportioned double bedroom positioned to the front of the property, with a large window allowing plenty of natural light into the room. A built-in wardrobe provides useful storage, while the room further benefits from a modern en-suite shower room.

En-Suite

The en-suite is finished in neutral tones and comprises a shower enclosure, white WC and wash hand basin. A window provides natural light and ventilation, with an extractor fan also fitted.

Bedroom Two

Bedroom two is a generous double bedroom with laminate flooring and neutral décor. Positioned to the front of the property, the room benefits from a good level of natural light and provides ample space for a double bed and additional bedroom furniture.

Bedroom Three

Another well-proportioned double bedroom, bedroom three enjoys a side-facing window and provides excellent space for a double bed together with wardrobes and additional furniture.

Bedroom Four

Bedroom four is a versatile additional bedroom, currently suited to single-bed accommodation and benefiting from a built-in wardrobe. A rear-facing window overlooks the garden, while the room could equally lend itself to use as a home office, study or hobby room, depending on individual requirements.

Family Bathroom

The spacious family bathroom is fitted with a white three-piece suite comprising a full-size bath with overhead electric shower, WC and wash hand basin. A rear-facing window provides natural light and ventilation, with an extractor fan also fitted. A useful built-in storage cupboard provides generous space for towels, bedding and other household essentials.

Driveway & Front Garden

The property is approached via a driveway providing off-street parking for two vehicles, with a combination of lawn, paved and stone areas creating an attractive and practical frontage. Established hedging runs around the boundary, providing a pleasant degree of privacy, while the attached garage offers useful additional parking and storage. A gated pathway to the side of the property provides secure access through to the rear garden.

Garage

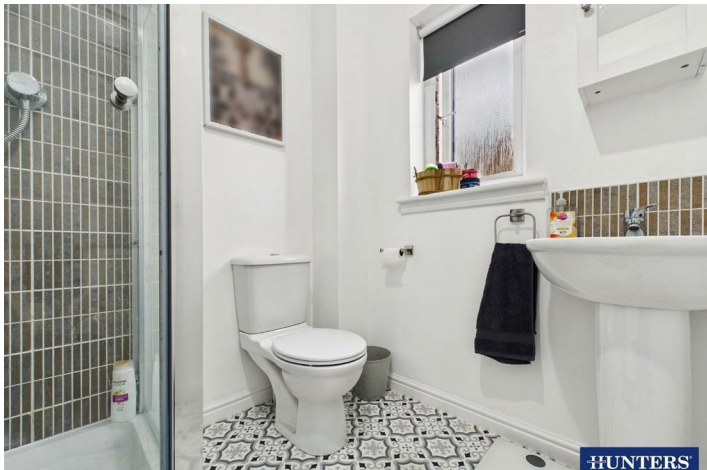
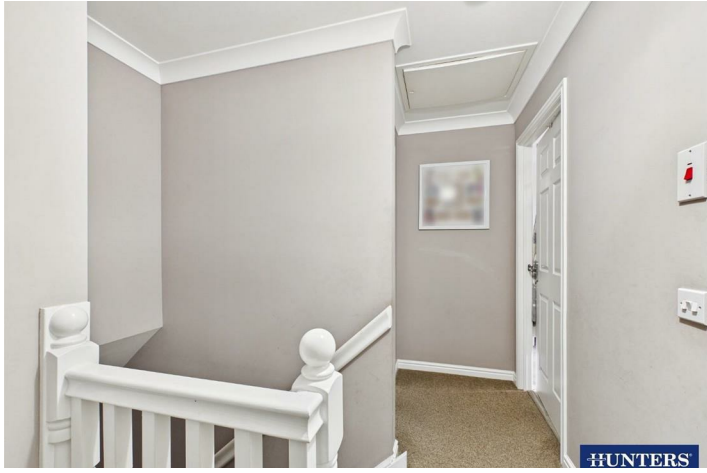
The integral garage provides excellent additional space for parking, storage and practical household requirements. With driveway parking for two vehicles to the front, the garage offers useful flexibility for a variety of needs and benefits from convenient access from the front of the property

Rear Garden

The rear garden is accessed directly from the property via French doors and has been thoughtfully laid out to provide an attractive and practical family outdoor space. A paved area provides an excellent seating and entertaining space, complemented by a raised planter area and a central lawn with drying green. To the rear, a decked area with pergola creates a further pleasant space for outdoor dining and relaxing. The garden is enclosed by substantial fencing, providing a good degree of privacy and security, making this an appealing outdoor space for family life and entertaining.

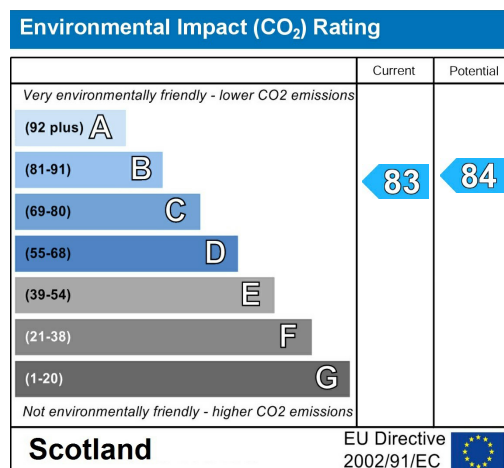
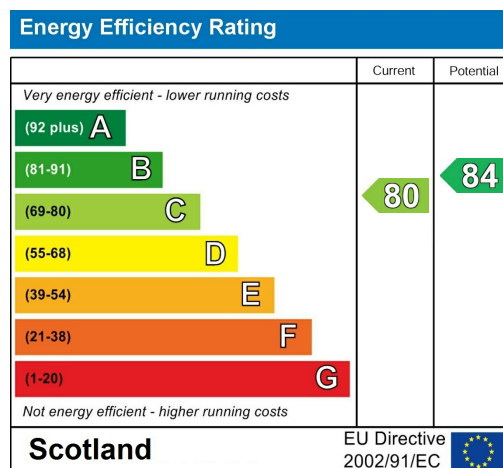
Floorplan







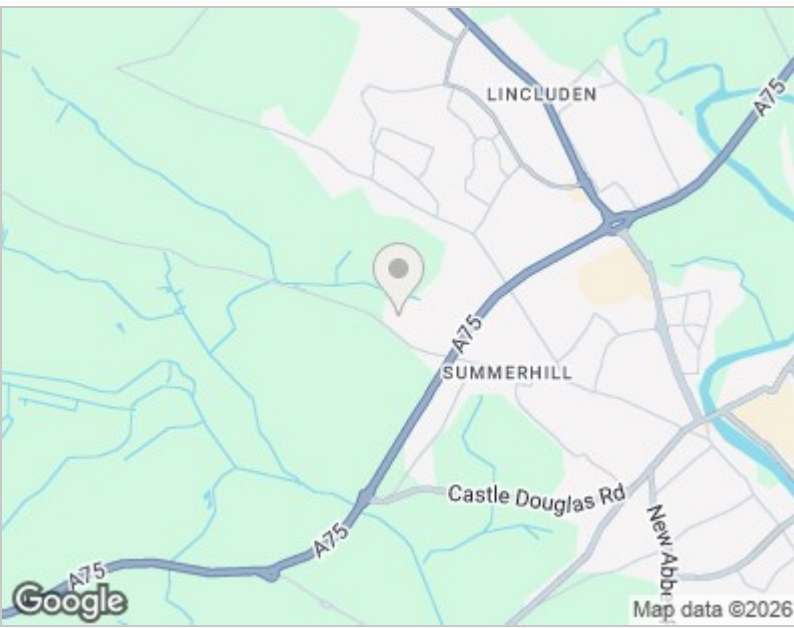
Energy Efficiency Graph



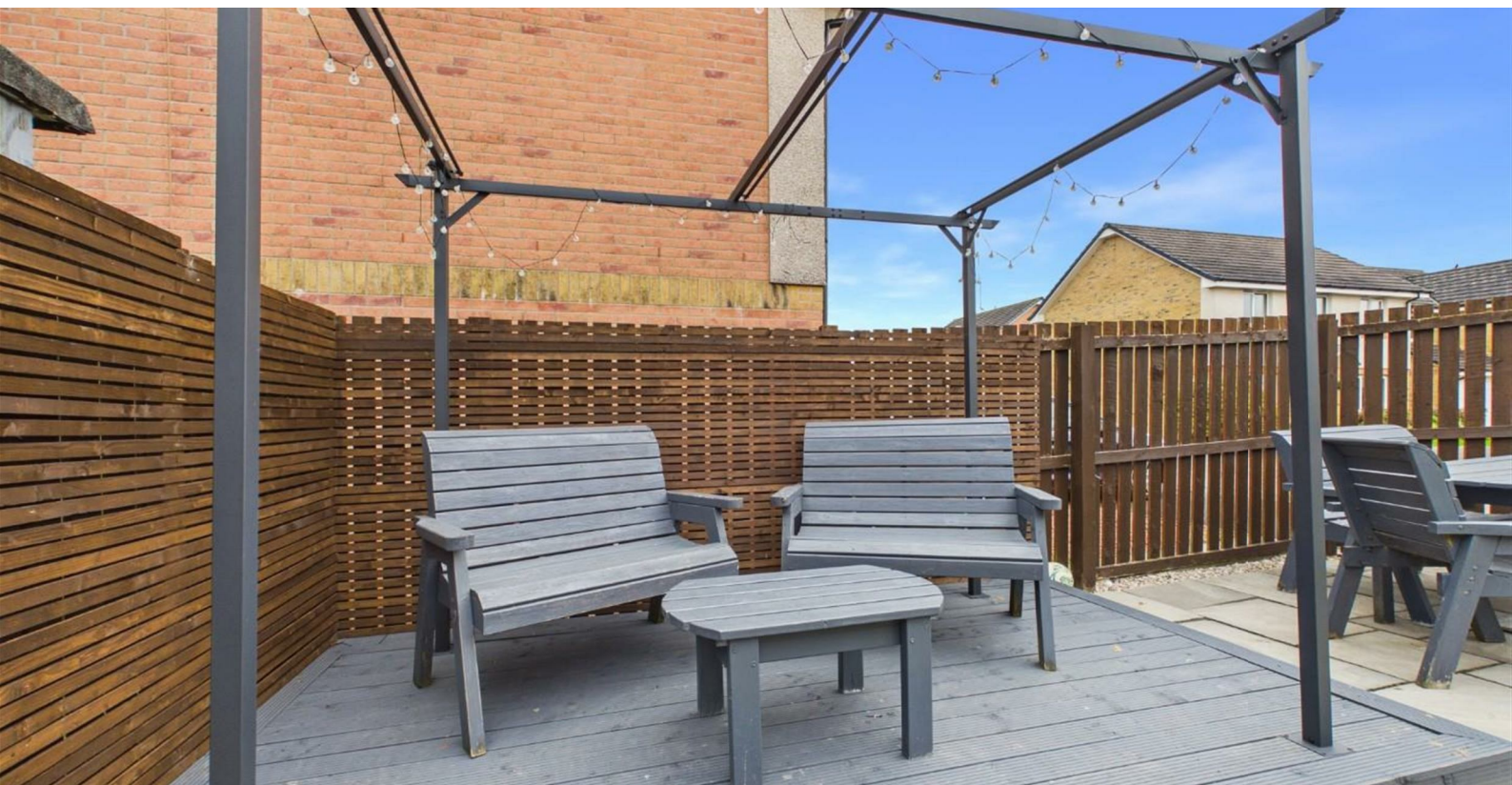
Viewing

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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