



## Main Road

Kirkton, Dumfries, DG1 1WD

Offers Over £360,000



- Beautifully Presented & High Specification Link-Detached Family Home
- Lovely Rear Views across Surrounding Farmland
- Separate Cosy Sitting Room
- Two Ground Floor Bedrooms and Family Bathroom, Ideal for Multi-Generational Living
- Generous Gardens with Farmland Backdrop
- Pleasantly Positioned Opposite the Parish Church in Kirkton
- Modern Open-Plan Kitchen and Living Room
- Five Well-Proportioned Bedrooms with Two En-Suites
- Excellent Parking with Large Double-Gated Driveway and Integral Garage
- EPC - C

# Main Road

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Hunters Dumfries are delighted to present to the market this exceptional five-bedroom link-detached family home, situated within the peaceful village of Kirkton, just a short drive from Dumfries. Finished to an excellent standard throughout and offering an impressive level of space and flexibility, the property is ideally suited to modern family life, combining contemporary living with the tranquillity of a picturesque rural setting.

Designed with versatility in mind, the property offers generous accommodation extending across two floors, making it equally appealing to growing families, those requiring multi-generational living or purchasers seeking a home capable of adapting to changing lifestyle needs. At the heart of the property is a superb open-plan kitchen and family living space, perfectly designed for everyday living and entertaining, complemented by a second reception room, five well-proportioned bedrooms and beautifully appointed bathrooms. High-quality finishes throughout, together with generous parking, an integral garage and landscaped gardens, create a home ready to be enjoyed from the moment of purchase.

Kirkton offers the perfect balance between peaceful village living and convenient access to Dumfries, allowing residents to enjoy a quieter pace of life without sacrificing everyday convenience. Surrounded by open countryside, the village enjoys a strong sense of community whilst remaining within easy reach of a comprehensive range of shopping, healthcare, leisure facilities and highly regarded schools. The property's gardens back onto open farmland, providing a wonderful outlook and creating an idyllic setting in which to enjoy family life. Whether relaxing in the garden, entertaining family and friends or simply appreciating the surrounding countryside, the property offers a lifestyle that is increasingly difficult to find.

EPC Rating: C | Council Tax Band: F

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front and an internal door to the hallway.

### HALLWAY

Steps down to the kitchen and living room, internal doors to the sitting room, bedroom four, bedroom five and family bathroom, radiator and stairs to the first floor landing with an under-stairs cupboard.

### KITCHEN AND LIVING ROOM

Kitchen Area:

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Dual-power 'Rangemaster' range cooker, extractor unit, integrated dishwasher, space for an American-style fridge freezer, one-bowl Belfast sink with mixer tap, double glazed window to the side aspect, double glazed window to the rear aspect and an external door to the rear garden/driveway.

Living Area:

Double glazed patio doors to the rear garden, two radiators, wall-mounted electric fire and a built-in cupboard with double doors.

### SITTING ROOM

Double glazed patio doors to the rear garden/driveway, internal door to the garage, and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, fitted wardrobes with mirrored-sliding doors, and a radiator.

### BEDROOM FIVE

Double glazed window to the front aspect, two built-in wardrobes/cupboards, and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, freestanding bathtub with hand shower attachment and a corner shower enclosure with mains shower. Boarding within the shower enclosure, tiled splashback above the wash basin, chrome towel radiator and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and a loft-access point.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, double glazed window to the rear aspect, fitted wardrobes with mirrored-sliding doors, two radiators and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and shower enclosure with mains shower. Boarding within the shower enclosure, tiled splashback above the wash basin, chrome towel radiator, extractor fan and a double glazed Velux window.

### BEDROOM TWO & EN-SUITE

Bedroom:

Double glazed window to the rear aspect, radiator, open-wardrobe and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Boarding within the shower enclosure, tiled splashback above the wash basin, chrome towel radiator, recessed spotlights and an extractor fan.

### BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

### EXTERNAL:

Front Garden:

To the front of the property is a low-maintenance cobblestone garden area which could accommodate additional parking. There is an access gate to the rear garden, along with a shared access passageway between the properties to the rear garden/driveway area.

Rear/Side Garden & Driveway:

To the rear of the property is a large garden and driveway area. The driveway is accessible from a shared lane, with double gates, and allowing for off-street parking for four vehicles with access into the attached garage. The rear garden includes a raised paved seating area with open-field outlook and a generous lawned garden extending the full length of the side of the property.

### GARAGE

Double doors to the rear driveway, power, lighting, freestanding oil-fired boiler, water tank and plumbing for a washing machine.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [resources.fattest.shuffles](https://www.what3words.com/resources/fattest.shuffles)

### 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.

### HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

# Floorplan



Ground Floor



**Approximate total area<sup>(1)</sup>**  
 2185 ft<sup>2</sup>  
 203.1 m<sup>2</sup>

**Reduced headroom**  
 39 ft<sup>2</sup>  
 3.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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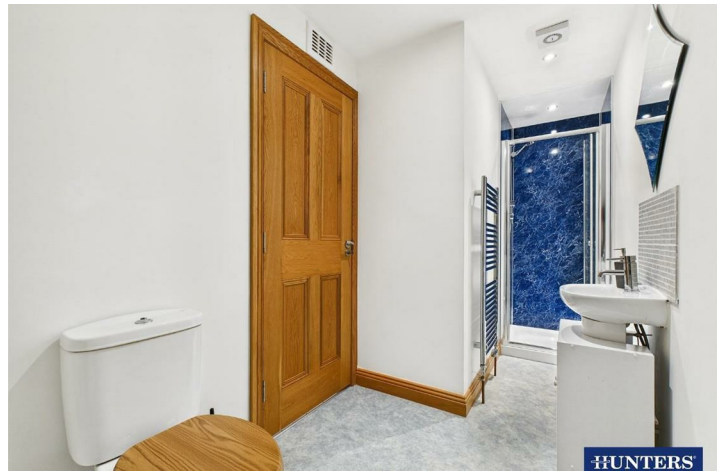
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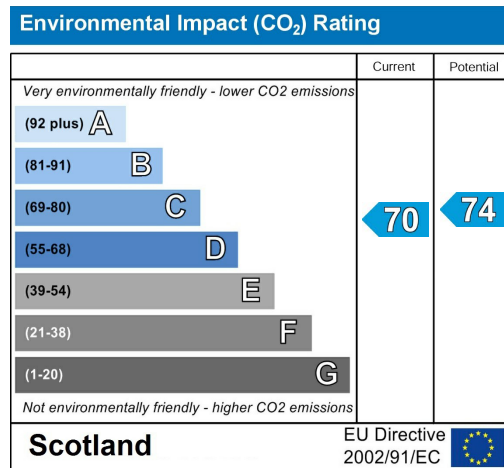
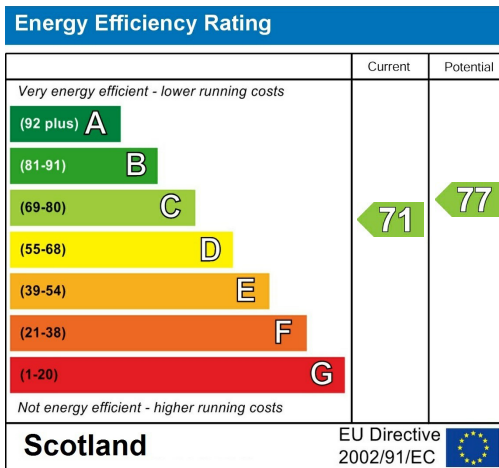
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### Energy Efficiency Graph



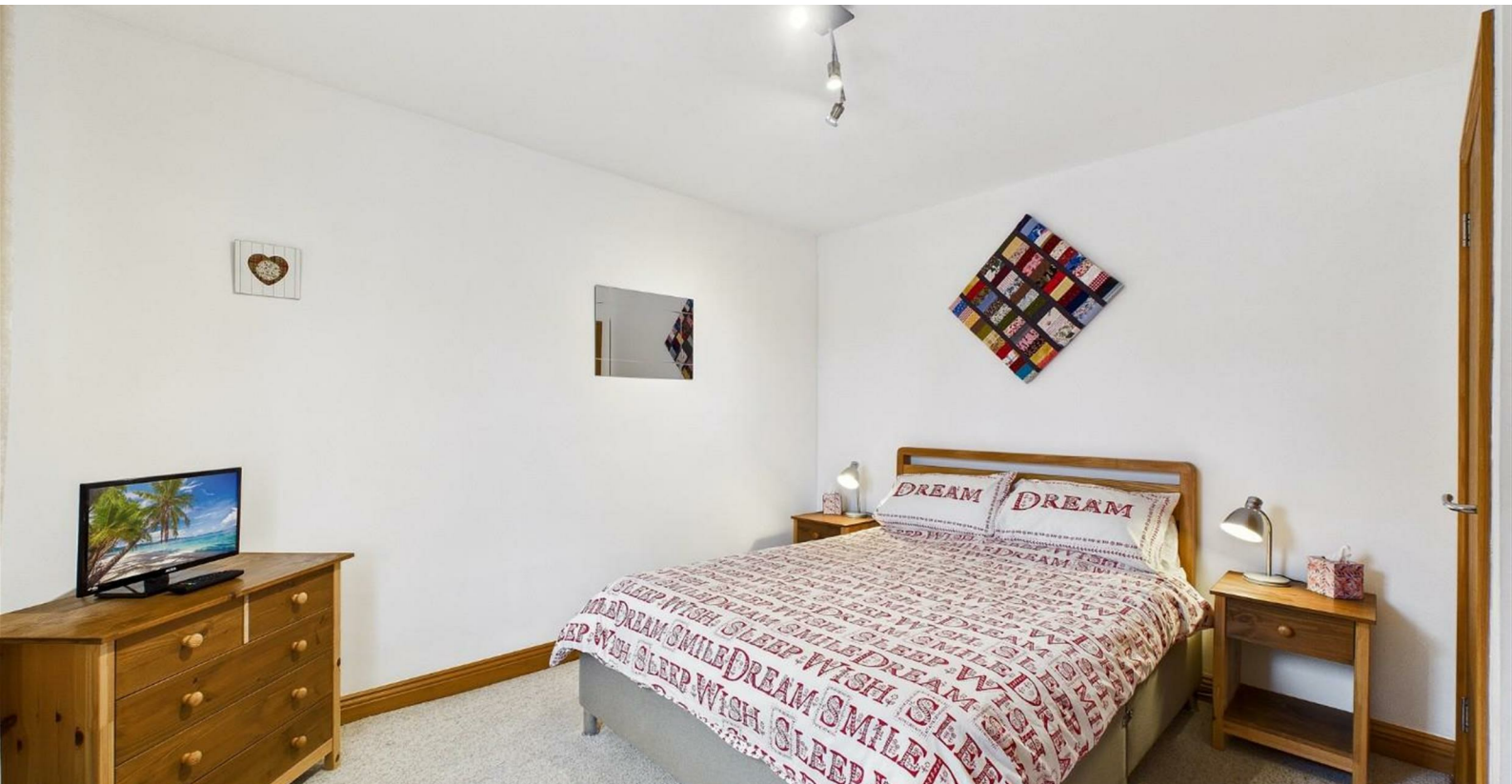
### Viewing

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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