



## Mid Locharwoods

Dumfries, DG1 4NH

Offers Over £320,000

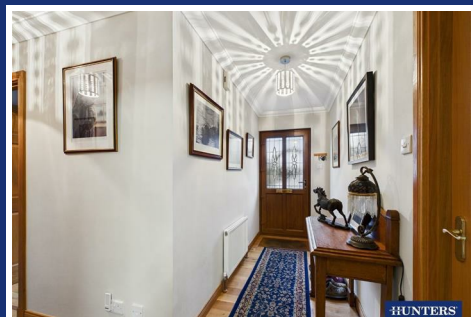


- Three Bedroom Detached Bungalow
- Approximately 6.5 miles (10 minutes) from Dumfries town centre
- Modern kitchen/dining room with separate utility room
- Main bedroom with en-suite plus family bathroom
- Council Tax band - E
- Small exclusive development of just eight properties
- Bright lounge with excellent natural light
- Spacious sunroom with open countryside and Criffel views
- Private parking, large detached garage and generous gardens
- EPC - C

# Mid Locharwoods

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Hunters are delighted to present Belmont, a well-maintained three-bedroom detached bungalow situated within the peaceful rural hamlet of Mid-Locharwoods, near Bankend. Occupying a quiet position within a small and exclusive development of just eight homes, the property offers an excellent opportunity to acquire a spacious home in a sought-after countryside setting.

Belmont provides well-balanced accommodation throughout, ideally suited to a range of buyers including families, downsizers or those seeking single-level living. The property comprises a bright and spacious lounge, modern kitchen with dining area, sunroom enjoying outstanding open views across surrounding farmland and towards Criffel, three bedrooms including a main bedroom with en-suite shower room, family bathroom, and separate utility room. The layout offers both practicality and comfort, with excellent natural light and a strong connection to the surrounding landscape.

Externally, the property benefits from generous garden grounds to the side and rear, primarily laid to lawn with a patio area ideal for outdoor seating. There is private parking to the front for multiple vehicles, along with a large detached garage fitted with power, lighting and an electric up-and-over door, providing excellent storage or workshop potential.

Utilities & Services: Oil central heating. Double glazing throughout.

EPC Rating: C

Council Tax Band: E

Mid-Locharwoods is a small and peaceful rural hamlet surrounded by open countryside, offering a quiet environment while remaining highly accessible. The property is located approximately 6.5 miles (around 10 minutes by car) from Dumfries town centre, providing convenient access to a comprehensive range of amenities including supermarkets, schooling, healthcare facilities, leisure amenities and transport links.

Dumfries is the principal town of Dumfries and Galloway and offers an excellent range of services along with strong transport connections.

Tel: 01387 245898

### Entrance Hall

A bright and spacious entrance hall with hardwood flooring, providing a welcoming first impression and offering access to the lounge, kitchen/dining room and all bedrooms.

### Lounge

A generous and naturally light reception room with large double windows to the front. The lounge features hardwood flooring and double half-glazed doors leading into the kitchen/dining room, creating a well-connected and comfortable living space.

### Kitchen / Dining Room

A modern kitchen fitted with high-level and low-level storage units, complementary work surfaces, tiled flooring and splashbacks. Appliances include a double oven, electric hob with overhead extractor and one-and-a-half stainless steel sink unit. The dining area sits just off the kitchen and provides ample space for a family dining table.

### Utility Room

A practical space with soft flooring, plumbing for a washing machine, housing for the boiler, and additional storage units. A door provides direct access to the rear garden.

### Sunroom

A spacious additional living area with tiled flooring and a tiled roof, suitable for year-round use. The sunroom enjoys open views over the surrounding countryside and provides an excellent space for relaxation or informal entertaining.

### Master Bedroom

A well-proportioned double bedroom with hardwood flooring and built-in mirrored sliding wardrobes. This room is served by a modern en-suite shower room.

### En-Suite Shower Room

Fitted with a vanity wall unit incorporating WC and wash hand basin, tiled flooring and splashbacks, walk-in mains-fed shower with glass screen, towel rail and modern finish.

### Bedroom Two

A generous double bedroom with hardwood flooring and built-in mirrored sliding wardrobes.

### Bedroom Three

A single bedroom with hardwood flooring and a

window to the front, ideal as a guest room, home office or nursery.

### Family Bathroom

Fitted with a bath with electric shower over, pedestal wash hand basin with vanity storage beneath, low-level WC, fully tiled walls and floor, radiator and chrome towel rail. Presented in a bright, modern style.

### External

Private off-street parking is available to the front for up to four vehicles.

A large detached garage is provided, fitted with power and lighting and an electric up-and-over door.

### Gardens

The property benefits from generous lawned gardens to the side and rear, enjoying open countryside aspects. A small patio area is located to the rear, ideal for outdoor seating. The gardens are enhanced by young trees and shrubs, and a garden shed positioned to the corner of the plot is included.

### AML Disclosure

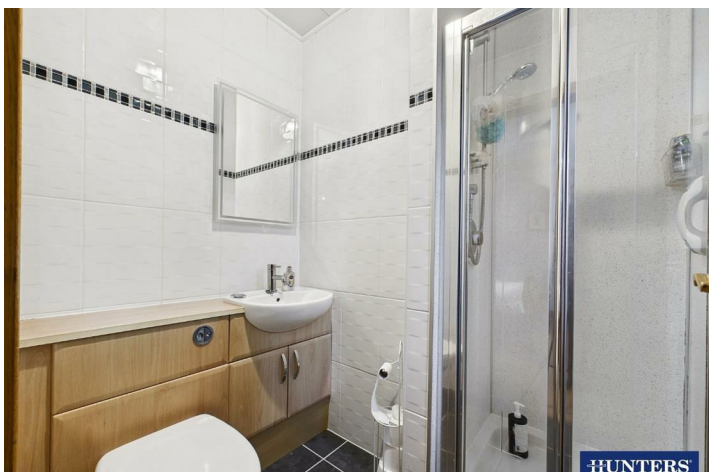
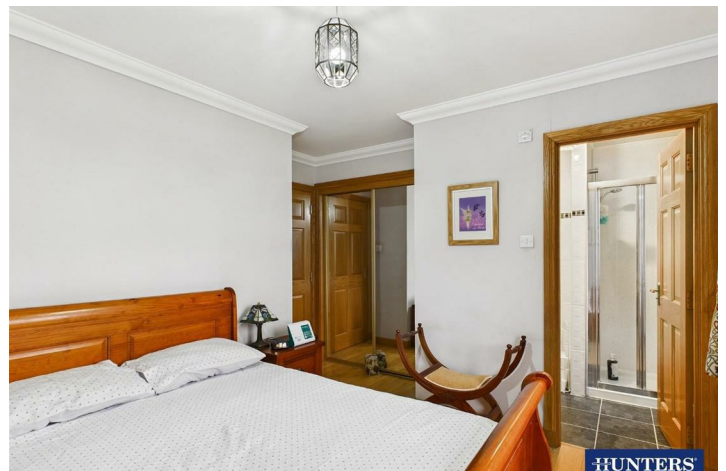
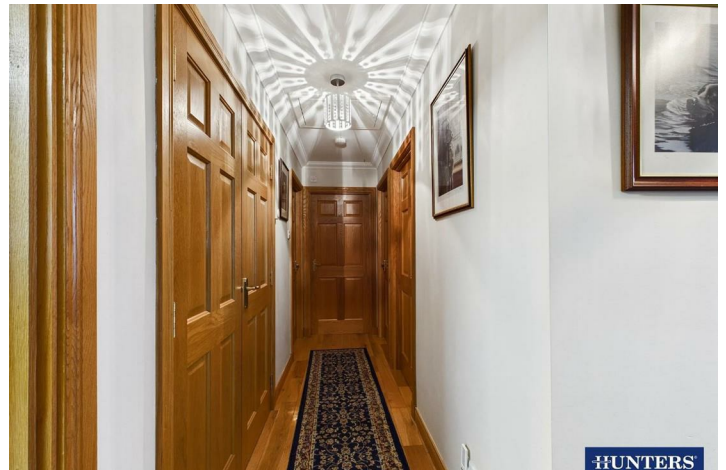
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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 Dumfries office directly to request an email copy.

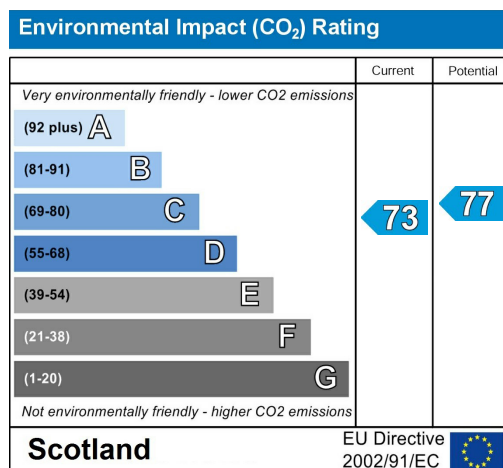
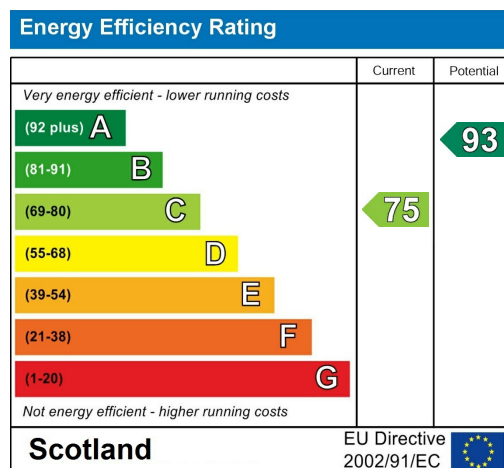
Floorplan







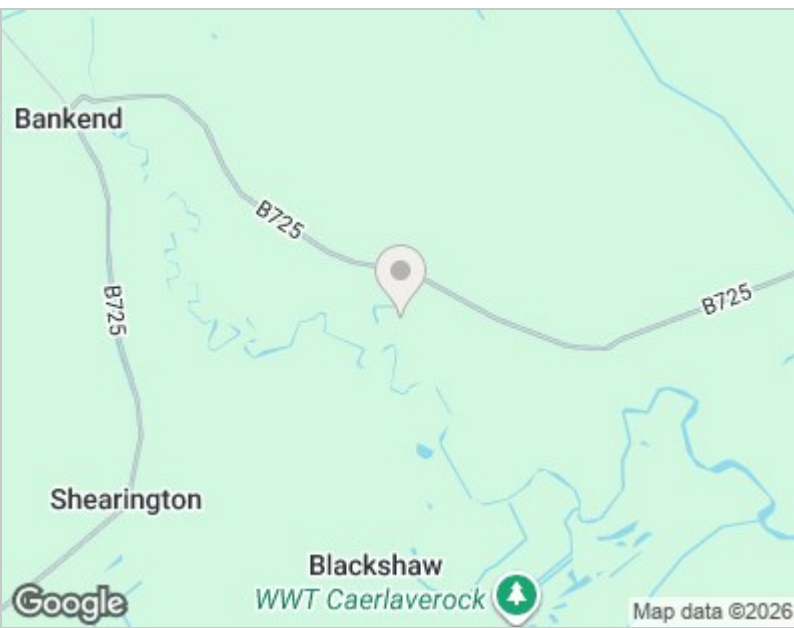
## Energy Efficiency Graph



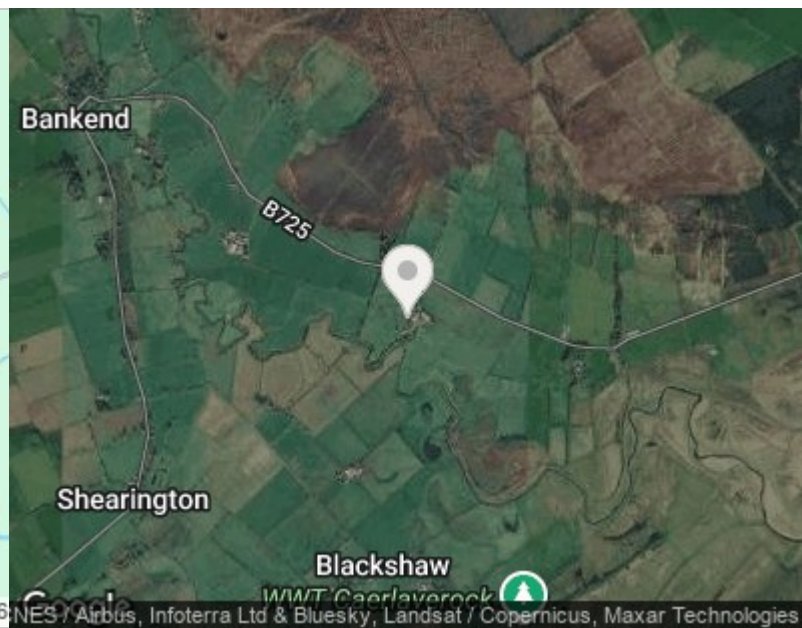
## Viewing

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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