



## Barhill Crescent

Dalbeattie, DG5 4HG

Offers Over £200,000

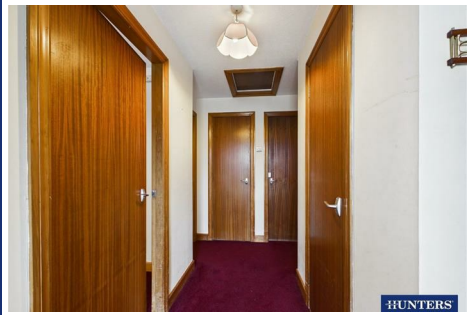


- Detached two-bedroom bungalow occupying an enviable corner plot
- Well-proportioned kitchen overlooking the rear garden
- Two generous double bedrooms, both with built-in wardrobes
- Extensive gardens to the front, rear and both sides
- Excellent opportunity for cosmetic modernisation
- Spacious lounge with front-facing window
- Separate dining room with adjoining porch area
- Family bathroom with electric shower over bath
- Detached single garage and driveway providing off-street parking
- Quiet residential location within easy reach of Dalbeattie town centre and local amenities

# Barhill Crescent

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Hunters Dumfries are pleased to present to the market this spacious two-bedroom detached bungalow, occupying a generous corner plot within the popular Barhill Crescent development in Dalbeattie. Offering well-proportioned single-level accommodation, extensive gardens, off-street parking and a detached garage, the property represents an excellent opportunity for those looking to downsize, retire to bungalow living or simply enjoy a comfortable home in an established residential setting.

Internally, the accommodation comprises an entrance porch and welcoming hallway, spacious lounge, fitted kitchen, separate dining room with adjoining porch area, two generous double bedrooms and a family bathroom. The property has been well maintained over the years and provides comfortable accommodation in its current form, whilst also offering purchasers the opportunity to update and personalise the home to their own individual taste.

A particular feature is the generous corner plot, with established gardens extending around the front, rear and both sides of the bungalow, providing an excellent amount of outdoor space. A private driveway provides off-street parking and leads to a detached single garage, offering useful additional parking, workshop or storage space.

Barhill Crescent is conveniently positioned for access to Dalbeattie town centre and its excellent range of local shops, schools, cafés and everyday services, while the surrounding area provides easy access to the wider attractions and countryside of Dumfries and Galloway.

Viewings are strictly by appointment only. To arrange a viewing, contact Hunters Dumfries on 01387 245898 or email [dumfries@hunters.com](mailto:dumfries@hunters.com).

EPC Rating: C | Council Tax Band: D

Tel: 01387 245898



### Entrance Hall

Accessed via a uPVC double-glazed front door beneath a covered entranceway with external lighting, the property opens into a welcoming entrance hall, providing access to the principal accommodation.

### Lounge

Positioned to the front of the property, the spacious lounge enjoys a large front-facing window overlooking the garden, allowing an abundance of natural light to fill the room. Offering excellent proportions, there is ample space for a range of lounge furniture, creating a comfortable setting for everyday living and entertaining. The room is decorated in neutral tones with a feature wallpapered wall and is finished with carpeted flooring.

### Kitchen

Positioned to the rear of the property, the kitchen is fitted with a range of wood-effect wall and base units complemented by grey laminate work surfaces, providing ample storage and preparation space. A large rear-facing window overlooks the garden, allowing plenty of natural light into the room. The kitchen is finished with practical wood-effect laminate flooring.

The kitchen has previously been reconfigured, with the former doorway to the adjoining dining room having been closed to create additional worktop and storage space. Subject to the necessary consents and a purchaser's own investigations, the layout may offer potential for those wishing to reinstate a more open-plan arrangement.

### Dining Room

Situated to the rear of the property, the dining room provides a pleasant space for family dining and everyday living. The room benefits from a useful built-in storage cupboard, offering excellent additional household storage.

Sliding patio doors lead through to a porch area, which enjoys pleasant views over the rear garden and allows an abundance of natural light to flow into the dining room. Finished with neutral carpeting, this additional space provides an ideal spot to sit and enjoy the garden outlook throughout the year.

### Principal Bedroom

Situated to the rear of the property, the generously proportioned principal bedroom comfortably accommodates a double bed along with a range of freestanding bedroom furniture. A large rear-facing window fills the room with natural light, while a built-in wardrobe provides excellent storage. The room is finished with neutral carpeting.

### Bedroom Two

Positioned to the front of the property, bedroom two is another well-proportioned double bedroom overlooking the front garden. The room benefits from a large front-facing window, built-in wardrobe and carpeting, making it equally suitable as a guest bedroom, home office or principal sleeping accommodation.

### Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a bath with electric overhead shower, WC and wash hand basin. The room is finished with practical wood-effect laminate flooring, while a rear-facing opaque window allows natural light to fill the room whilst maintaining privacy and ventilation.

While perfectly functional for everyday use, the bathroom offers an excellent opportunity for a purchaser to update and modernise to suit their own taste and style.

### Gardens & External

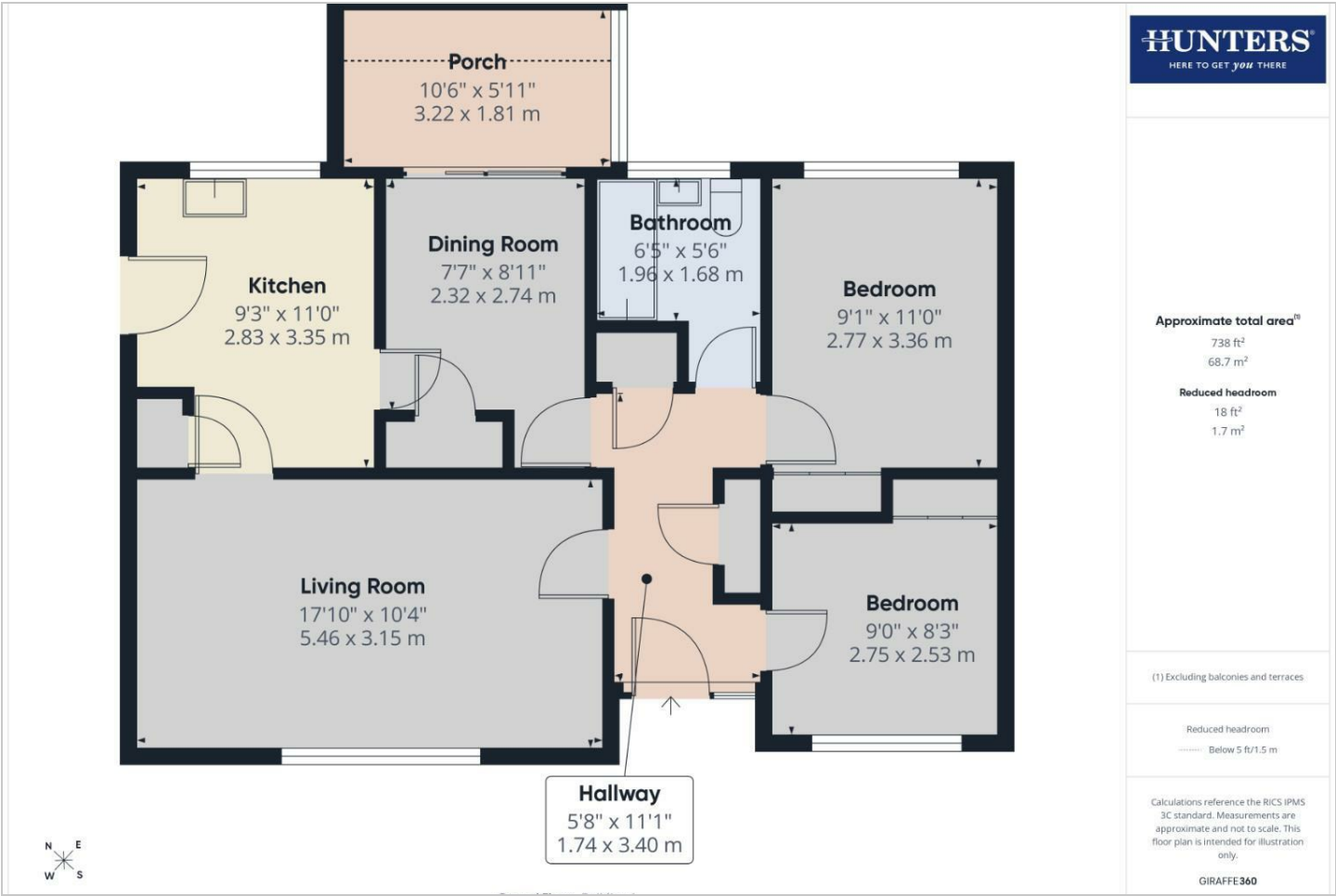
One of the property's most attractive features is its generous corner plot, with gardens extending to the front, both sides and the rear, providing an excellent amount of outdoor space.

The rear garden is predominantly laid to lawn and enclosed by timber fencing, with mature trees beyond the boundary creating an excellent degree of privacy. A paved patio provides an ideal space for outdoor seating and entertaining, while pathways provide easy access around the property.

To the rear of the garden is the detached single garage, fitted with shelving to provide excellent storage for tools, gardening equipment or household items. A driveway to the side of the property provides off-street parking for one vehicle.

The gardens continue around the side of the bungalow, where an additional lawned area bordered by attractive brick edging further enhances the sense of space. Subject to the necessary planning permissions and consents, the generous plot may also offer potential for future extension, making this an exciting opportunity for buyers looking to create their long-term home.

Floorplan





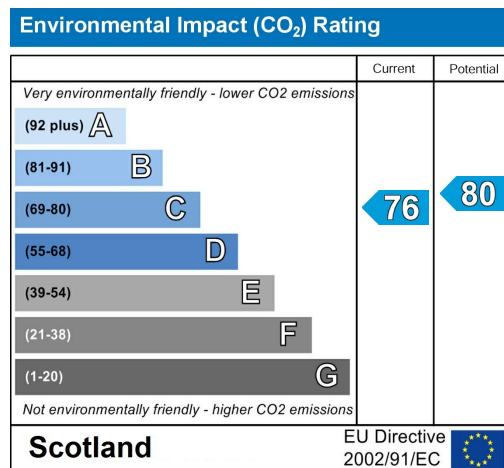
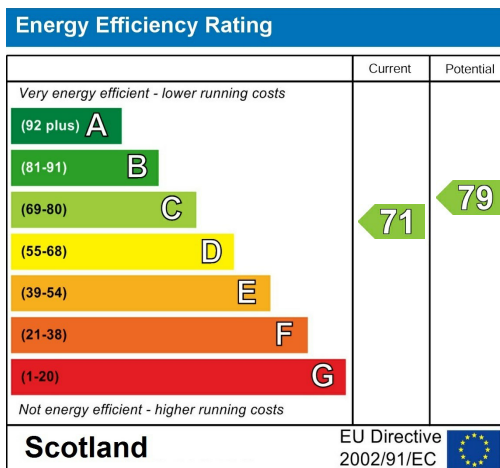






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## Energy Efficiency Graph



## 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.

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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