



## Highfield Drive

Torthorwald, Dumfries, DG1 3GD

Offers Over £235,000



- Spacious three-bedroom semi-detached dormer bungalow
- Flexible accommodation arranged over two levels
- Bright and spacious lounge with adjoining sunroom
- Principal bedroom with fitted wardrobes and en-suite facilities
- Block-paved driveway providing off-street parking for multiple vehicles
- Desirable village location within Torthorwald
- Contemporary integrated kitchen with breakfast bar
- Ground floor double bedroom and cloakroom WC
- Well-maintained front and rear gardens
- EPC Rating: C | Council Tax Band: D

# Highfield Drive

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Hunters Dumfries are delighted to present to the market this beautifully presented three-bedroom semi-detached dormer bungalow, located within the sought-after village of Torthorwald, just a short distance from Dumfries town centre. Offering spacious and versatile accommodation arranged over two levels, this attractive home combines the charm and tranquillity of village living with convenient access to the extensive amenities and services available within Dumfries.

The accommodation has been thoughtfully designed to suit a variety of purchasers, with flexible living arrangements including a ground floor bedroom and cloakroom WC, making the property equally appealing to families, downsizers and those seeking adaptable accommodation for changing lifestyle needs. Modern finishes throughout, together with a stylish integrated kitchen, generous living spaces and beautifully maintained gardens create a home ready to be enjoyed from the moment of purchase.

Torthorwald remains a highly desirable location for purchasers seeking a quieter pace of life whilst retaining excellent connectivity. The village setting provides an attractive semi-rural feel, yet Dumfries town centre is only a short drive away, offering an extensive range of supermarkets, independent retailers, healthcare facilities, leisure opportunities and educational establishments. The surrounding countryside offers a wealth of walking and outdoor pursuits, whilst excellent road links make commuting throughout the region straightforward. Combining flexibility, practicality and village charm, 9 Highfield Drive presents a fantastic opportunity to acquire a home in one of the area's most desirable residential settings.

EPC Rating C | Council Tax Band: D

Viewings are strictly by appointment only through Hunters Dumfries.

To arrange your viewing, contact the office on 01387 245898 or email [dumfries@hunters.com](mailto:dumfries@hunters.com).

Tel: 01387 245898

### Entrance Hall/Dining Area

A welcoming and versatile entrance space providing excellent flexibility for modern living. Currently utilised as both an entrance hall and dining area, the room benefits from an abundance of natural light and provides access to the kitchen-breakfast room, lounge, cloakroom WC and ground floor bedroom. Stairs rise to the first floor accommodation.

### Lounge

A spacious family reception room presented in excellent decorative order. Recessed ceiling spotlights enhance the contemporary feel of the space, whilst a feature fire surround creates an attractive focal point. Double patio doors provide direct access into the adjoining sunroom, allowing the accommodation to flow seamlessly for both everyday family life and entertaining.

### Sunroom

A fantastic addition to the property, the sunroom offers an exceptional year-round living space enjoying views over the rear garden. Benefiting from windows to two elevations together with a fully glazed roof, the room is flooded with natural light throughout the day. An external door provides convenient access to the rear garden.

### Kitchen/Breakfast Room

A contemporary fitted kitchen finished to a high standard and incorporating an extensive range of wall and base units together with complementary worktop surfaces. Integrated appliances include a hob with extractor canopy above, double oven, dishwasher and fridge freezer. Additional features include wine storage and dedicated pots and pans cupboards, enhancing the practicality of the space. Recessed ceiling spotlights and wood-effect flooring complete the modern finish, whilst a breakfast bar provides the ideal setting for informal dining. A window overlooking the rear garden and a side access door allow natural light to flood the room.

### Ground Floor Bedroom

A well-proportioned double bedroom offering flexible accommodation suitable for a variety of uses, including guest accommodation, a formal dining room or home office if desired.

### Cloakroom W.C

Conveniently positioned on the ground floor and comprising a low-level WC together with a fitted vanity unit incorporating the wash hand basin and additional storage.

### First Floor Landing

Providing access to both first floor bedrooms and the family bathroom.

### Master Bedroom

A spacious double bedroom benefiting from fitted wardrobes and recessed ceiling spotlights. Characterful coombed ceilings add charm to the room without compromising the overall usability of the space.

### En-Suite

Comprising a corner shower enclosure, vanity unit incorporating the wash hand basin, low-level WC and chrome heated towel rail. Finished in a modern style with lino flooring.

### Bedroom Two

A further generous double bedroom enjoying natural light from a Velux-style window. Recessed ceiling spotlights enhance the bright and airy feel of the room, which offers ample space for bedroom furniture.

### Family Bathroom

The family bathroom has been thoughtfully designed and comprises a wall-to-wall fitted vanity unit incorporating the wash hand basin, concealed cistern WC and extensive storage. A large fitted mirror extends across the vanity area, whilst the bath benefits from a fully tiled surround together with a power shower and glazed screen. Recessed ceiling spotlights and lino flooring complete the space.

### External Front

To the front of the property, a block-paved driveway provides off-street parking for approximately two to three vehicles. The front garden comprises a well-maintained lawn bordered by established planting, together with a small conifer tree and hedge screening. A pathway leads to the entrance door via two steps, complemented by an external courtesy light.

### External Rear

The enclosed rear garden has been thoughtfully landscaped to create an attractive and functional outdoor environment. Accessible from both the kitchen and sunroom, the garden benefits from a well-maintained lawn, paved pathways and raised planting beds incorporating a variety of shrubs and seasonal planting. Boundary fencing and a raised privacy wall provide an excellent degree of seclusion. Additional features include a garden shed, outside tap and external power and lighting.

### Driveway

A block paved driveway which could park approx 2-3 vehicles.


### 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.

# Floorplan



**Ground Floor**



**Approximate total area<sup>(1)</sup>**

1090 ft<sup>2</sup>  
101.2 m<sup>2</sup>

**Reduced headroom**


67 ft<sup>2</sup>  
6.2 m<sup>2</sup>


(1) Excluding balconies and terraces.

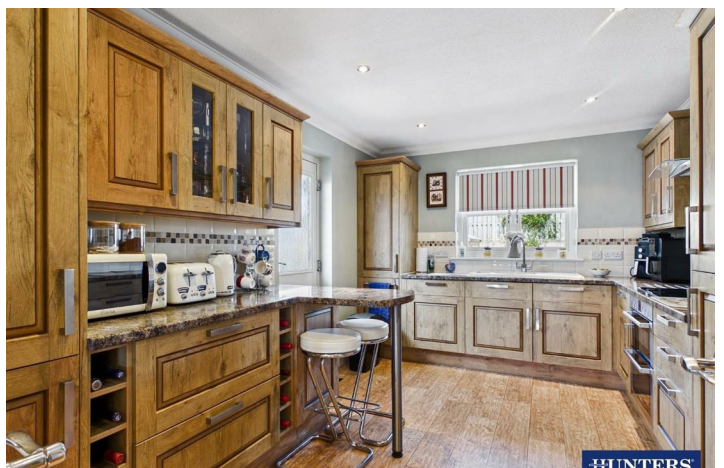
Reduced headroom  
----- Below 5 ft/1.5 m

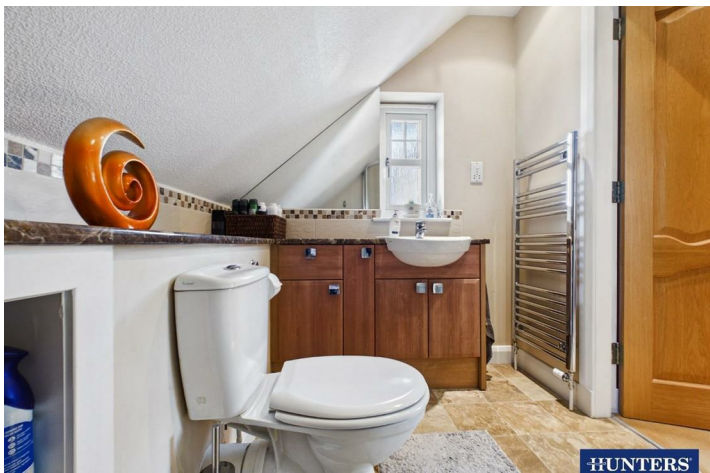
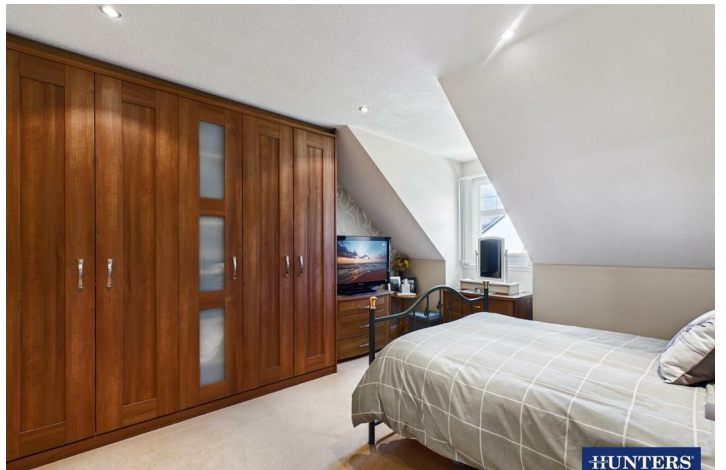
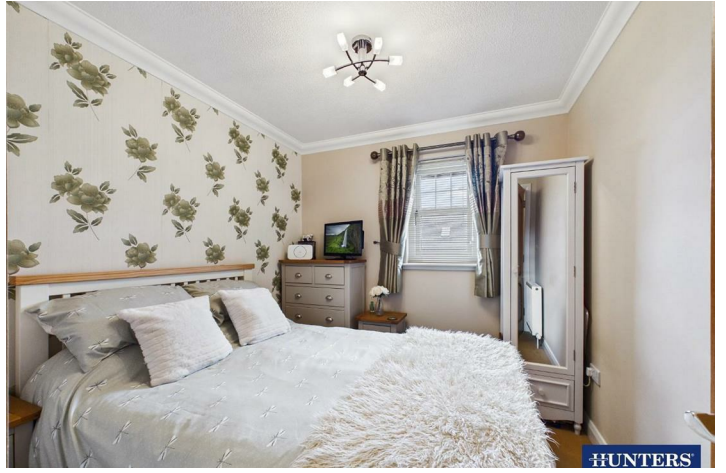
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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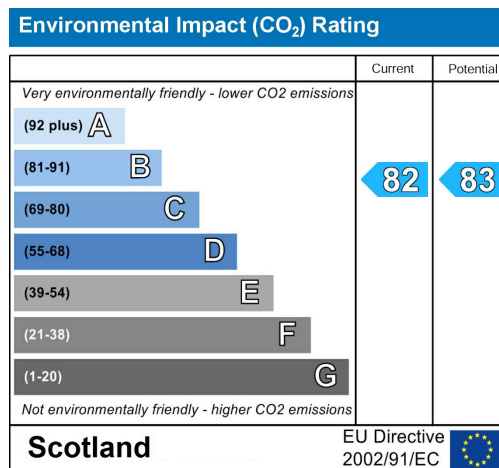
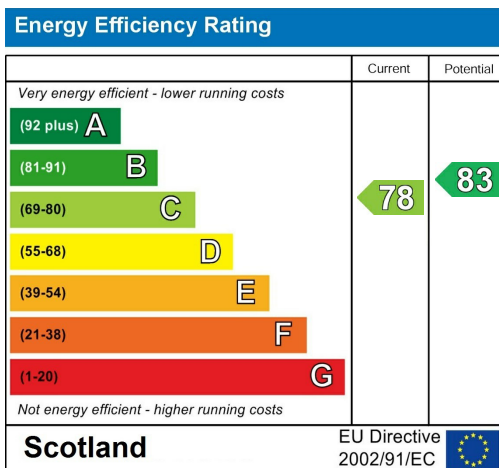








### Energy Efficiency Graph



### 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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