



Glenlorac

Tinwald, DG1 3PL

Offers Over £560,000

- Executive Detached Family Home Blending Space, Style & Countryside Living
- Outstanding Kitchen with Central Island, Breakfast Bar & Adjoining Dining Room
- Four Double Bedrooms with Master En-Suite Shower Room & Walk-In Wardrobe
- Underfloor Heating to the Ground Floor, Oil-Fired Central Heating & Double Glazing
- Large Detached Garage/Workshop, Sheltered Seating Area & Easily Maintained Gardens



- Peaceful Village Setting with Far-Reaching Countryside Views
- Bright Living Room with Large Windows & Cosy Multi-Fuel Stove
- Ground-Floor Double Bedroom with Jack & Jill Shower Room for Added Versatility
- Solar Panels with Battery Storage for Enhanced Efficiency & Lower Running Costs
- EPC - B

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****VERBAL OFFER ACCEPTED****

Glenlorac is an executive four-bedroom detached family home that perfectly blends space, style, and countryside living.

Situated on the edge of the peaceful village of Tinwald, it enjoys far-reaching rural views while being only minutes from Dumfries and its wide range of amenities. From the moment you step inside, the sense of light and scale is immediately apparent, with accommodation spanning in excess of 4,000 square feet, a size and standard that sets this home apart from many properties to have come to the market in recent times, with generously proportioned rooms and a high-quality finish throughout. At the heart of the property lies the spectacular kitchen with adjoining dining space, a truly sociable area with a central island, contemporary fittings, and French doors opening out to the front, ideal for both everyday family life and entertaining. The formal living room makes the most of the open outlook with large windows and a cosy multi-fuel stove, while four generous bedrooms, including a superb master suite with walk-in wardrobe, offer plenty of flexibility for growing families or visiting guests. For added convenience, one of the double bedrooms is situated on the ground floor, and with an adjoining Jack & Jill shower room, this enhances the home's versatility, making it particularly appealing for those seeking multi-generational living options. Designed with modern living in mind, the property combines comfort with efficiency, featuring underfloor heating to the ground floor, double glazing, oil-fired central heating, and solar panels with battery storage for reduced running costs. Outside, a large garage/workshop and covered seating area provide further space for hobbies or relaxation, all set within easily maintained gardens and grounds. Ready to move straight into, Glenlorac offers the perfect opportunity to enjoy the best of rural tranquillity without compromising on convenience.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, dining room, utility room, WC/cloakroom, bedroom four and shower room to the ground floor with a landing, three bedrooms, master en-suite, master dressing room and family bathroom to the first floor. Externally there is off-road parking, detached garage and gardens to the front and rear. EPC - B and Council Tax Band - G.

Tinwald is a charming village located just a few miles north of Dumfries, offering the perfect balance of rural living with excellent access to local amenities. Surrounded by open countryside, the village provides a peaceful setting while benefiting from close proximity to the wide range of facilities available in Dumfries, including supermarkets, high street shops, leisure centres, restaurants, healthcare services, and both primary and secondary schools. Tinwald itself is well connected by road links, with the A701 providing direct access into Dumfries and towards the M74 for travel north to Glasgow or south to Carlisle. Regular bus services also operate in the area, making commuting and accessing nearby towns straightforward. With its blend of tranquil surroundings and convenient access to transport and amenities, Tinwald is a desirable location for families, professionals, and retirees alike.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed side panel window, internal doors to the living room, kitchen, bedroom four and shower room, recessed spotlights with motion sensor, underfloor heating and stairs to the first floor landing.

LIVING ROOM

Four double glazed windows, underfloor heating and a feature sandstone fireplace with inset multi-fuel stove.

KITCHEN

Fitted kitchen with central island and breakfast bar, comprising an extensive range of base and drawer units with worksurfaces and tiled splashbacks above. Two electric ovens, five-ring electric hob, extractor fan, space and plumbing for an American style fridge freezer, one and a half bowl sink with mixer tap, recessed spotlights, underfloor heating, feature glazed double-doors to the dining room, double glazed patio doors to the front driveway, two double glazed windows to the rear aspect and an internal door to the utility room.

DINING ROOM

Double glazed window to the front aspect and underfloor heating.

UTILITY ROOM

Fitted base unit with worksurface and tiled splashbacks above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink with mixer tap, underfloor heating, built-in cupboard with double doors, internal door to the WC/cloakroom, double glazed window to the rear aspect and an external door to the rear garden.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Tiled splashbacks, underfloor heating and an obscured double glazed window.

BEDROOM FOUR

Two double glazed windows, double glazed patio doors to the rear garden, underfloor heating, two built-in cupboards/wardrobes with double doors, and an internal door to the shower room.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and walk-in shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, tiled flooring, double-width towel radiator, underfloor heating, recessed spotlights, extractor fan, built-in cupboard with double sliding doors and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, vaulted ceiling, recessed spotlights/lighting with motion sensor, built-in airing cupboard, built-in eaves cupboard and two double glazed Velux windows.

MASTER BEDROOM, EN-SUITE & DRESSING ROOM

Master Bedroom:

Two double glazed windows to the front aspect, two double glazed Velux windows, two radiators, loft-access point and internal doors to the master en-suite and master dressing room.

Master En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower

enclosure with electric shower. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and a double glazed Velux window.

Master Dressing Room:

Fitted open wardrobe and shelving, radiator and lighting.

BEDROOM TWO

Three double glazed windows, two radiators and a built-in wardrobe/cupboard with double sliding doors.

BEDROOM THREE

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

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub and a shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, towel radiator, recessed spotlights, double glazed Velux window and a built-in cupboard housing the water cylinder.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a large concrete driveway, accessible from the road via double metal gates with cattle-grid. The driveway ascends towards the property and allows vehicular access around both sides, with ample space to the side to accommodate large vehicles including campervans, caravans or trailers. Two lawned garden area to the front of the property include mature hedging and shrubs.

Rear Garden:

To the rear of the property are multiple areas for outdoor enjoyment and practicality. Directly behind the property is a large concrete driveway/hardstanding area, which allows vehicular access right around the property, with access from here into the detached garage/workshop. Steps and ramp access to the mid-garden level, which includes a large sheltered outdoor seating area and a low-maintenance gravelled seating area with established borders. To the upper garden level is a generous lawned garden with mature fruit trees and open-field views. The oil tank is situated within the rear garden.

GARAGE/WORKSHOP

The garage/workshop is accessible via an electric roller garage door and includes power, lighting, external cold water tap, oil-fired boiler and the solar panel inverter and battery storage facility internally. The solar-panels are situated on the roof of the garage/workshop.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - bulges.jukebox.loaning

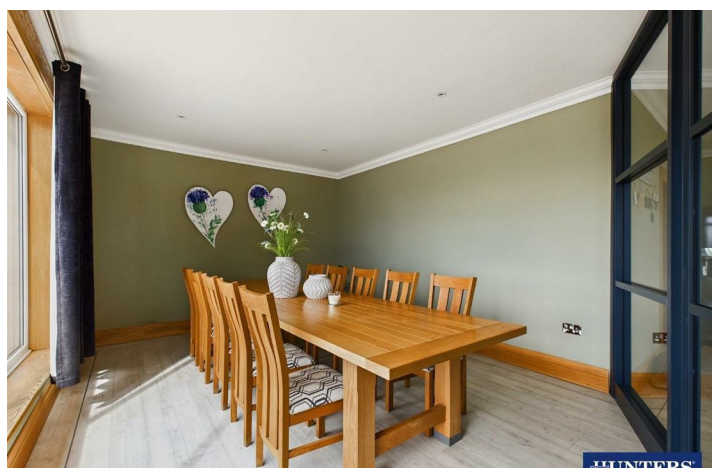
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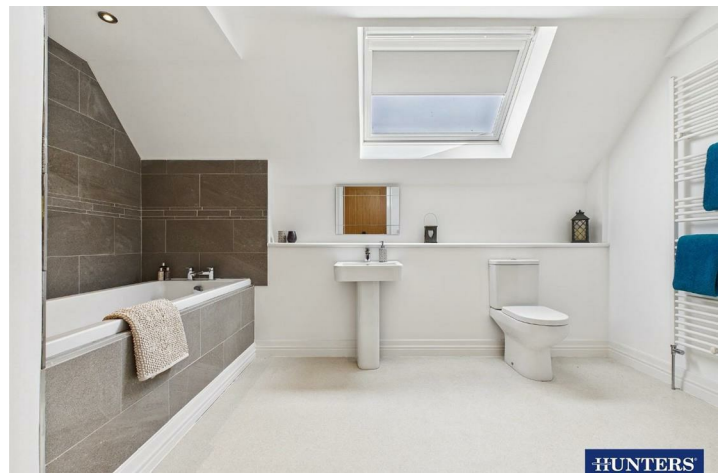
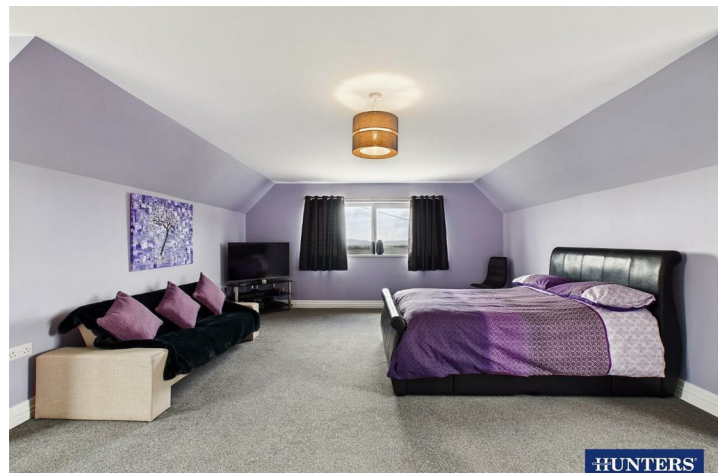
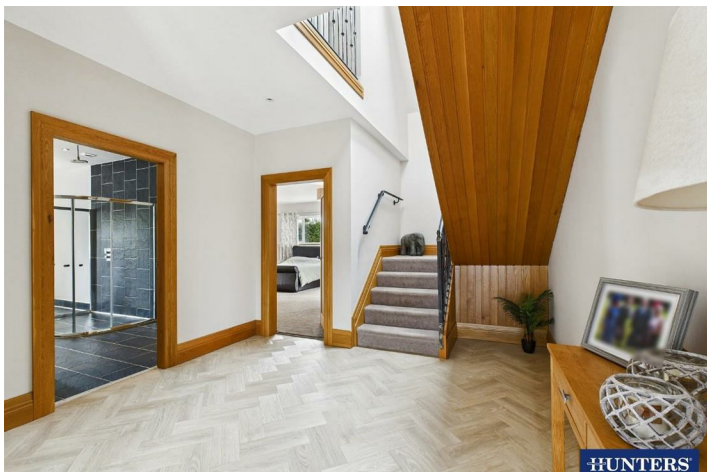
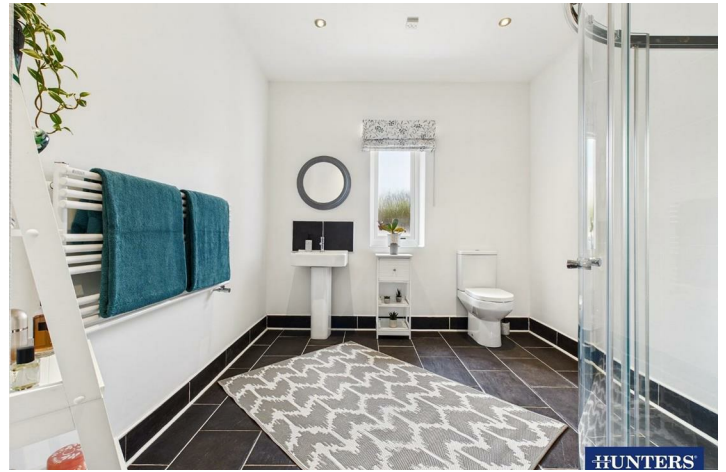
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HOME REPORT:

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.

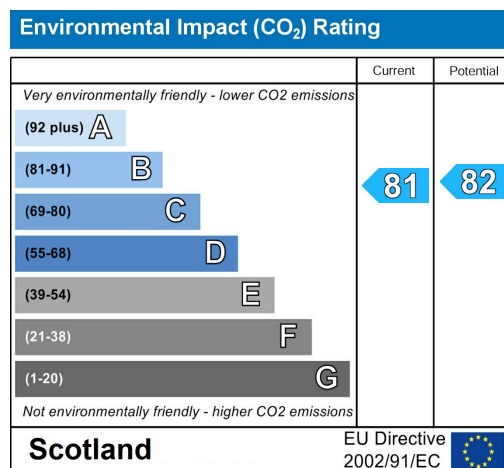
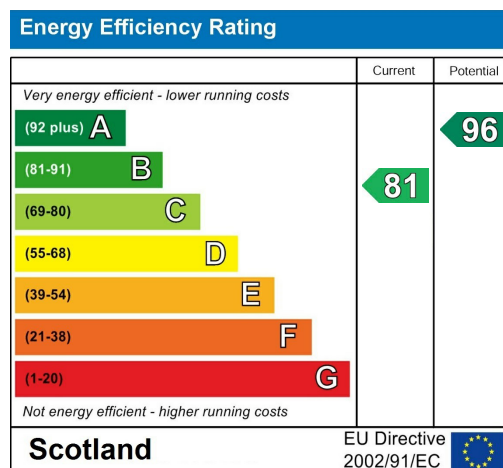
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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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