



Barnhill Road

Dumfries, DG2 9HR

Offers Over £225,000

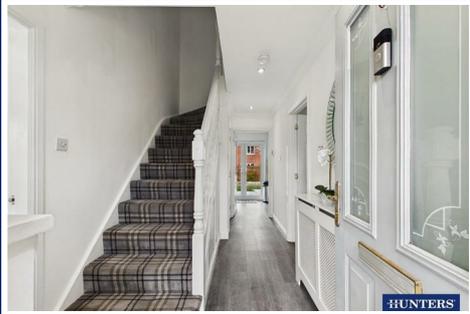


- Modern detached family home
- Spacious lounge with breakfast bar opening to kitchen
- Converted garage creating versatile additional room
- Landscaped rear garden with porcelain patio and artificial lawn
- Driveway providing off-street parking
- Three bedrooms
- Contemporary kitchen with integrated appliances
- Ground floor cloakroom and separate utility room
- Additional lower patio area with shed included
- EPC - C - Council Tax - E

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Hunters are pleased to present to the market this beautifully presented four-bedroom detached home situated within the popular and well-established Barnhill area of Dumfries. This impressive property offers spacious and versatile accommodation ideally suited to modern family living, combining stylish interiors with a practical layout. The ground floor features a bright and welcoming lounge which opens through to a contemporary kitchen dining room via a sociable breakfast bar, creating a fantastic space for everyday living and entertaining. Patio doors from the dining area provide direct access to the rear garden, seamlessly connecting indoor and outdoor living. The addition of a fourth bedroom on the ground floor further enhances the flexibility of the home, offering an ideal space for guests, multi-generational living or those working from home.

Property Launch – Friday 20th March from 12 Noon until 1:30pm

Viewings by Appointment Only

EPC Rating – C

Council Tax Band – E

Externally, the property enjoys a thoughtfully landscaped and low-maintenance rear garden, designed to provide an attractive outdoor space for relaxation and entertaining. The main garden level features a porcelain patio and artificial lawn, while a further patio area to the rear creates an additional seating space alongside the garden shed. To the front, the property benefits from a driveway providing off-street parking together with a lawned garden area, creating an attractive approach to the home.

Barnhill continues to be regarded as one of Dumfries' most desirable residential areas, proving particularly popular with families thanks to its proximity to a range of well-regarded primary and secondary schools. The area also offers convenient access to local shops, supermarkets and leisure facilities, while Dumfries town centre is only a short drive away providing a wide range of retail, hospitality and professional services. Excellent road links nearby also make the location ideal for commuters

Tel: 01228 584249

Entrance Hall

Accessed via the front door into a welcoming entrance hall providing access to the lounge, kitchen dining room, cloakroom WC and bedroom four. A staircase leads to the first floor accommodation.

Lounge

A well-proportioned reception room positioned to the front of the property with a large window allowing natural light to fill the space. The lounge features recessed spot lighting and provides a comfortable living area. A particular feature of the room is the opening through to the kitchen where a breakfast bar creates a sociable connection between the two spaces.

Kitchen/Dining

A stylish and contemporary kitchen fitted with a range of modern wall and base units complemented by wooden work surfaces and splashbacks. Integrated appliances include an oven with gas hob and extractor hood above, together with an integrated dishwasher and under-counter fridge and freezer. A window to the rear overlooks the garden while recessed spotlights provide additional lighting. The space comfortably accommodates a dining table and chairs, while patio doors provide direct access to the rear garden.

Cloakroom WC

Fitted with a low-level WC and wash hand basin with vanity storage below. A chrome heated towel radiator is also installed.

Bedroom Four (Ground Floor)

Located on the ground floor to the front of the property, this room has been created from the former garage space and now provides a well-proportioned double bedroom. The room benefits from recessed spot lighting and a window to the front allowing natural light to fill the space. This flexible room could also be utilised as a home office, playroom or additional reception room depending on individual requirements.

First Floor Landing

The first floor landing provides access to all bedrooms and the family bathroom.

Master Bedroom

A spacious double bedroom located to the front of the property with hardwood flooring, recessed spotlights and window to the front. The room benefits from its own en-suite shower room.

En-Suite

Comprising low-level WC, pedestal wash hand basin and a fully tiled shower enclosure with mains-fed shower.

Bedroom Two

A further well-proportioned double bedroom positioned to the rear of the property with hardwood flooring and recessed spotlights.

Bedroom Three

A single bedroom also finished with hardwood flooring offering flexibility as a bedroom, nursery or home office.

Family Bathroom

Fitted with a bath with shower over, low-level WC and pedestal wash hand basin.

Front Elevation

To the front of the property there is a driveway providing off-street parking for multiple vehicles together with an area of lawn. The property benefits from an attractive covered entrance to the front door, while a pathway to the side provides access through to the rear garden.

Rear Garden

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Directly from the property there is a generous porcelain patio area and artificial lawn which sit on the main garden level, ideal for outdoor seating and entertaining. To the rear of the garden, two steps lead down to a further patio area where there is a garden shed which will be included in the sale. The garden is fully enclosed by fencing providing privacy and security.

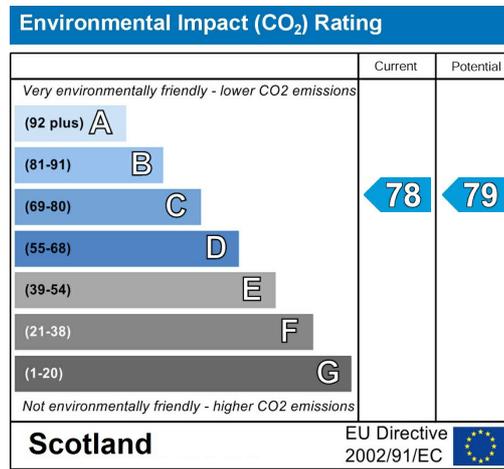
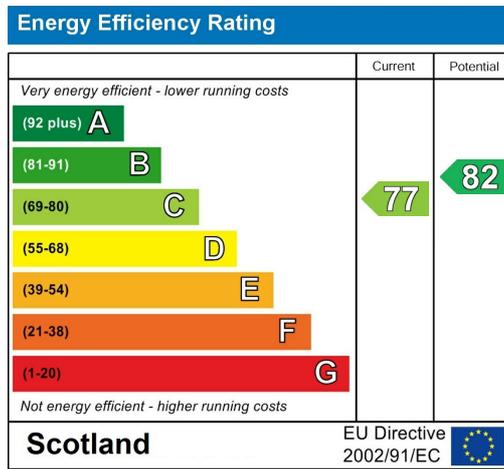
Floorplan







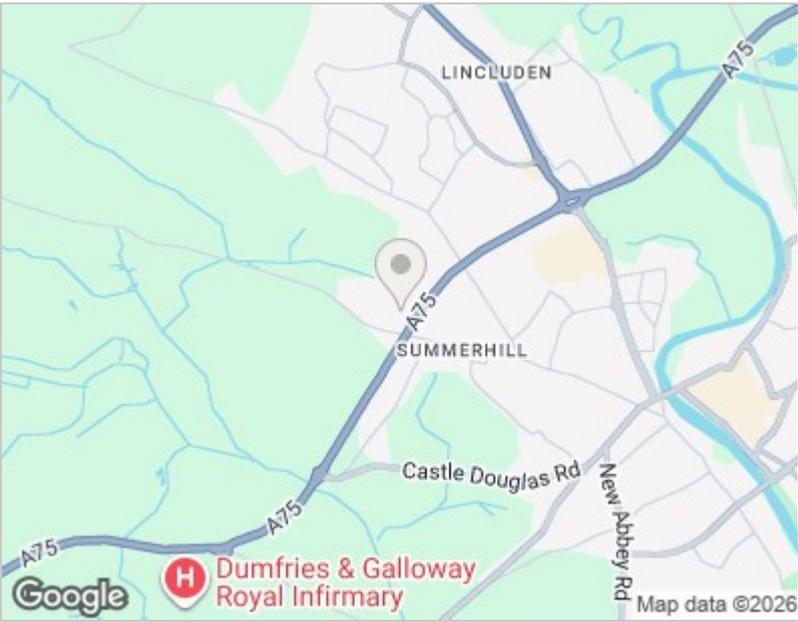
Energy Efficiency Graph



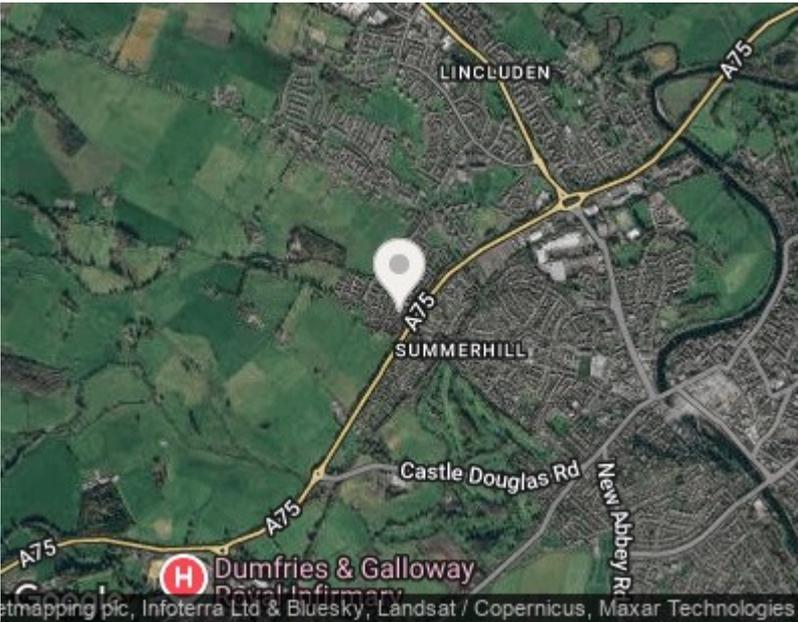
Viewing

Please contact our Hunters Carlisle 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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