



## Quintin House, Main Road

Kirkton, Dumfries, DG1 1WD

Offers Over £360,000



- Beautifully Presented & High Specification Link-Detached Family Home
- Lovely Rear Views across Surrounding Farmland
- Separate Cosy Sitting Room
- Two Ground Floor Bedrooms and Family Bathroom, Ideal for Multi-Generational Living
- Generous Gardens with Farmland Backdrop
- Pleasantly Positioned Opposite the Parish Church in Kirkton
- Modern Open-Plan Kitchen and Living Room
- Five Well-Proportioned Bedrooms with Two En-Suites
- Excellent Parking with Large Double-Gated Driveway and Integral Garage
- EPC - C

# Quintin House, Main Road

Kirkton, Dumfries, DG1 1WD

Offers Over £360,000



Quintin House is a beautifully presented, high-specification five-bedroom link-detached family home, pleasantly positioned in Kirkton opposite the Parish Church and enjoying lovely rear views across the surrounding farmland. The property offers generous and versatile accommodation, including a modern open-plan kitchen and living room, a fabulous space for family gatherings, entertaining, and everyday living, complemented further by a cosy sitting room, five well-proportioned bedrooms, two en-suites, and a large family bathroom. The master bedroom suite benefits from fitted wardrobes and a stylish en-suite, with a second double en-suite bedroom also located on the first floor. Two further double bedrooms are situated on the ground floor alongside the family bathroom, making this home particularly appealing for multi-generational living or those seeking a future-proof layout. Outside, the property boasts excellent parking with a large double-gated driveway and integral garage to the rear, as well as generous gardens backing onto open farmland, an idyllic setting for family life. Contact Hunters today to arrange your viewing.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises an entrance hall, hallway, kitchen and living room, sitting room, bedroom four, bedroom five and family bathroom to the ground floor with a landing, three bedrooms and two en-suites to the first floor. Externally there is off-street parking, an integral garage and large gardens to the side and rear. EPC - C and Council Tax Band - F.

The village of Kirkton is located approximately four miles north of Dumfries, offering easy access to both Heathhall and Locharbriggs. The village itself provides essential amenities, including a post office and a church. Within a five-minute drive, you can reach Heathhall, which offers a range of conveniences such as a local shop, garage, and garden centre. Dumfries town centre is just a further ten minutes away, providing a wide selection of shops, supermarkets, and garages, along with excellent transport links including both bus and train stations. On the outskirts of Dumfries, you'll also find DIY superstores, additional garden centres, and supermarkets. For families, there is a selection of schools for all ages within the locality, with a high school available in Dumfries. For commuters, the A75 provides convenient access from Gretna, where it connects to the A74(M)/M6, across South West Scotland towards Stranraer, making this picturesque region easily accessible.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front and an internal door to the hallway.

### HALLWAY

Steps down to the kitchen and living room, internal doors to the sitting room, bedroom four, bedroom five and family bathroom, radiator and stairs to the first floor landing with an under-stairs cupboard.

### KITCHEN AND LIVING ROOM

#### Kitchen Area:

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Dual-power 'Rangemaster' range cooker, extractor unit, integrated dishwasher, space for an American-style fridge freezer, one-bowl Belfast sink with mixer tap, double glazed window to the side aspect, double glazed window to the rear aspect and an external door to the rear garden/driveway.

#### Living Area:

Double glazed patio doors to the rear garden, two radiators, wall-mounted electric fire and a built-in cupboard with double doors.

### SITTING ROOM

Double glazed patio doors to the rear garden/driveway, internal door to the garage, and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, fitted wardrobes with mirrored-sliding doors, and a radiator.

### BEDROOM FIVE

Double glazed window to the front aspect, two built-in wardrobes/cupboards, and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, freestanding bathtub with hand shower attachment and a corner shower enclosure with mains shower. Boarding within the shower enclosure, tiled splashback above the wash basin, chrome towel radiator and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and a loft-access point.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Double glazed window to the front aspect, double glazed window to the rear aspect, fitted wardrobes with mirrored-sliding doors, two radiators and an internal door to the en-suite.

#### En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and shower enclosure with mains shower. Boarding within the shower enclosure, tiled splashback above the wash basin, chrome towel radiator, extractor fan and a double glazed Velux window.

### BEDROOM TWO & EN-SUITE

#### Bedroom:

Double glazed window to the rear aspect, radiator, open-wardrobe and an internal door to the en-suite.

#### En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Boarding within the shower enclosure, tiled splashback above the wash basin, chrome towel radiator, recessed spotlights and an extractor fan.

### BEDROOM THREE

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

### EXTERNAL:

#### Front Garden:

To the front of the property is a low-maintenance cobblestone garden area which could accommodate additional parking. There is an access gate to the rear garden, along with a shared access passageway between the properties to the rear garden/driveway area.

#### Rear/Side Garden & Driveway:

To the rear of the property is a large garden and driveway area. The driveway is accessible from a shared lane, with double gates, and allowing for off-street parking for four vehicles with access into the attached garage. The rear garden includes a raised paved seating area with open-field outlook and a generous lawned garden extending the full length of the side of the property.

### GARAGE

Double doors to the rear driveway, power, lighting, freestanding oil-fired boiler, water tank and plumbing for a washing machine.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - resources.fattest.shuffles

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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 Annan office directly to request an email copy.

## Floorplan





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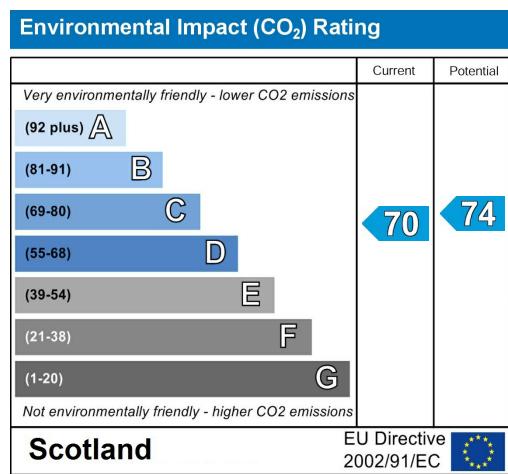
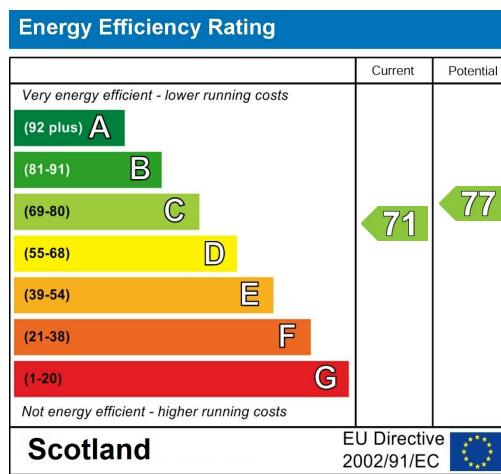
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Tel: 01387 245898



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### 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.

Tel: 01387 245898

Road Map

Hybrid Map



Tel: 01387 245898



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

