



HIGHFIELD VIEW, TORTHORWALD, DUMFRIES DG1 3GA





HIGHFIELD VIEW, TORTHORWALD, DUMFRIES DG1 3GA



Rarely available within desirable Clermont Homes "Highfields" Residential Development, this most appealing Modern "Luxury Style" Detached Bungalow, completed circa 2009, enjoys a fabulous end of cul de sac position with its picturesque countryside backdrop inviting one to step outside when the good weather beckons and enjoy the delightful outdoor space ...whilst on rainy days, settle down in the sun room and enjoy the splendid views from the comfort of your own cosy home.

This most attractively styled home features well proportioned/flexible accommodation extending to 6/7 Apartments, all on-the-level. Fixtures/finishes are of a high quality and its fair to comment that the property is certainly ready to "move-in". Set amidst mature private gardens on its good sized corner plot with a broad monobloc driveway providing private parking whilst also leading to an integral larger size garage.

The stylish accommodation comprises, welcoming reception hall, spacious lounge, feature contemporary L-shaped/open-plan breakfasting kitchen (integrated appliances) with adjacent dining area leading to an inviting sun room with picturesque garden/countryside views, 4 bedrooms are featured with the "master" bedroom (No 1) having focal point patio doors to the garden whilst a stylish en-suite is provided, bedroom No 2 features a "Jack n' Jill" bathroom which can be accessed either from the bedroom or reception hall, whilst bedroom No 3 serves as a study/tv room at present, bedroom No 4 was originally to be the 2nd integral garage however was specified at the build as an additional "Guests Bedroom" and conveniently has an adjacent shower room/wc which provides en-suite style facilities. A larger than normal utility room is a most useful additional feature with access door to rear garden from here.

The specification includes gas central heating & double glazing. EPC- C. Attic storage is available. The property is set amidst well established landscaped gardens which provide interest throughout the year whilst the rear has a delightful open countryside backdrop. The broad private

monobloc driveway provides off-street parking whilst also leading to the integral garage which provides secure parking/storage. On-street parking is also available.

Torthorwald sits approx. 4 miles northeast of Dumfries Town Centre which has a wide array of shopping/amenities. The A75 links northwest following through South West Scotland or one can travel north/east to Glasgow/Edinburgh respectively whilst travelling south the A75 links with the M74/M6 south. This particular style of property is of interest both to local buyers and those further afield, typically relocating from England where buyers prefer to be within easy reach of the M74/M6 for travelling south to family/friends etc.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments...

" With 35 years working in the property industry across Scotland, that iconic phrase location, location & location remains one of the key desirability factors. In addition, post-lockdown has delivered a notable increase in buyers seeking a more relaxed style of living, work/life balance and who value semi-rural style living whilst also being in reach of a major town or motorway network.

This is quite simply... a wonderful opportunity to acquire a highly desirable Modern Detached Bungalow which combines a most appealing accommodation/specification with an enviable open countryside backdrop. I have no doubt that the successful buyer will celebrate collecting their keys on removal day and opening the front door of their dream home ...and looking out on that picturesque countryside backdrop "

To view, please telephone BLACK HAY ESTATE AGENTS direct on- blackhay.co.uk The Home Report will be available to view exclusively on our blackhay.co.uk website. If you wish to discuss your interest in this particular property- please get in touch with our Estate Agency Director/Valuer Graeme Lumsden (one of Scotland's most experienced estate agents with 35 years in the property industry) blackhay.co.uk



HIGHFIELD VIEW, TORTHORWALD, DUMFRIES DG1 3GA



ROOM SIZES

RECEPTION HALL
21' 1" x 4' 4"
(sizes of main area only)

LOUNGE
12' 5" x 18' 4"

DINING/SUN ROOM
22' 7" x 10' 8"

KITCHEN
9' 7" x 11' 4"

BEDROOM 1
14' 10" x 10' 8"
(sizes excl' wardrobes)

EN SUITE
4' 6" x 9' 9"

BEDROOM 2
14' 2" x 9' 10"

BEDROOM 3
9' 8" x 9' 3"

BEDROOM 4
16' 2" x 10' 4"

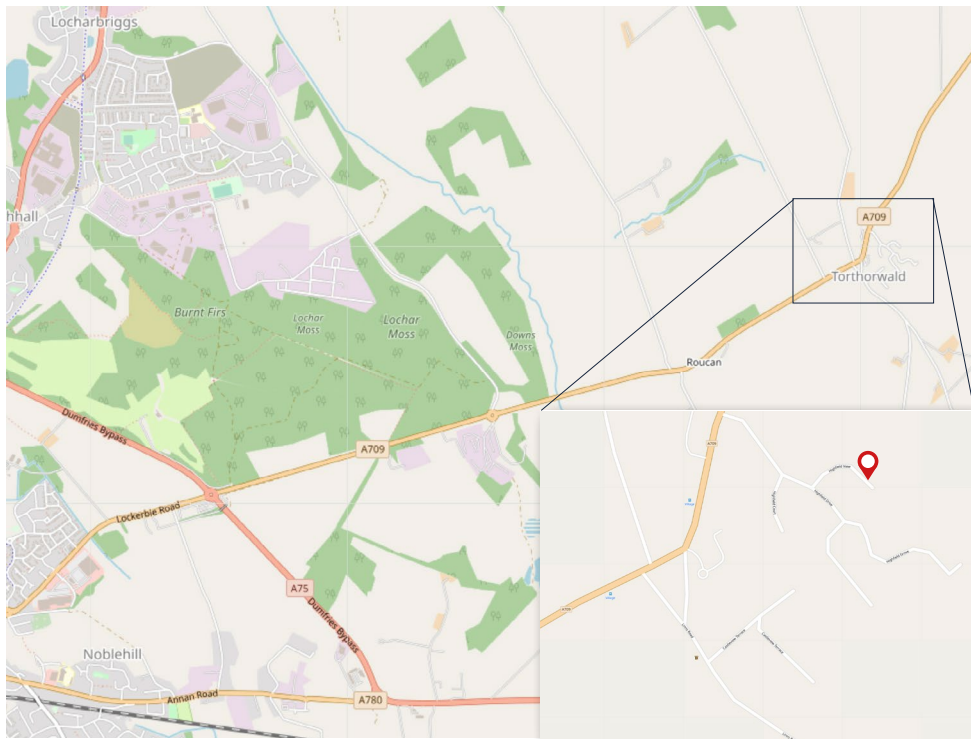
UTILITY
5' 9" x 19' 7"

JACK 'n' JILL
7' 11" x 10' 8"
(sizes to L-shape)

SHOWER ROOM/WC
5' 9" x 5' 1"

FLOORPLAN





VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website - blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

blackhay.co.uk

BLACK HAY

SOLICITORS ESTATE AGENTS FINANCIAL PLANNING

SOLICITORS, LEGAL SERVICES, FAMILY & COURT WORK

Talk to our team of experienced solicitors for expert professional legal advice. From family law and court work to property, we've got it covered.

PROPERTY FOR SALE

Take a look at the current properties we have on offer, and find your brand new dream home.

ESTATE AGENTS

Make sure your move goes as smoothly as possible, with our team experienced estate agents.

FINANCIAL PLANNING

Get expert advice and support, wherever you are in life. From essential to complex financial planning we're here to help.

Welcome to Black Hay

As our clients journey through their lives BLACK HAY are there, providing our services when needed. Established in the 1930's ... Over 75 years later, we still exist to serve our clients, old & new.

Most importantly, we retain our traditional values of independent advice you can trust, on legal matters, estate agency and financial services. We serve our clients both locally and across Scotland, with offices located in the key areas of AYR & PRESTWICK on the South Ayrshire coast of Scotland.

We build long term client relationships and many of our new clients are referred to us by existing clients.

Talk to us to find out how we can help you.

serving existing & new clients since the...

1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's 2020's