

6, Hardthorn Meadows
Dumfries
DG2 9HW
Offers in the region of £240,000

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6, Hardthorn Meadows, Dumfries, DG2 9HW

PROPERTY SUMMARY

This attractive chain-free detached bungalow is situated in the popular residential area of Hardthorn, Dumfries, offering spacious and flexible accommodation ideal for families and downsizers alike.

The property comprises an entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, an en-suite shower room and a family bathroom.

Externally, there are well-maintained gardens, a fully enclosed rear garden, an integral garage and a private driveway providing off-street parking.

Conveniently located close to Dumfries town centre, local amenities, leisure facilities and transport links, early viewing is highly recommended.

EPC: C

- ***CHAIN-FREE Detached Bungalow***
- ***Three Bedrooms (Master With En-Suite)***
- ***Integral Garage & Off-Street Parking***
- ***Quiet Cul-De-Sac Location***
- ***Ideally Suited To Families/Downsizers***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £240,000



Property Description

Situated within the popular residential area of Hardthorn, Dumfries, this chain-free detached bungalow offers well-proportioned accommodation, a flexible layout and attractive outdoor space, making it an appealing choice for a range of buyers.

The accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, an en-suite shower room and a family bathroom.

Externally, the property benefits from well-maintained gardens, an integral garage and a private driveway providing convenient off-street parking. The front garden is predominantly laid to lawn, while the fully enclosed rear garden features a paved patio and slate hardstanding areas, creating a pleasant space for outdoor relaxation and entertaining, with added practicality for families and pet owners.

The property is conveniently positioned for access to Dumfries town centre, Dumfries & Galloway Royal Infirmary and a range of local amenities. Nearby leisure attractions include Palmerston Park, home of Queen of the South Football Club, and Dumfries Ice Bowl. Cuckoo Bridge Retail Park is also within easy reach, offering supermarkets, retail outlets, a petrol station and fast-food restaurants. Local bus services provide further convenient transport links.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hall

The property is accessed directly into the entrance hall, which benefits from two built-in storage cupboards, providing useful additional storage.

Lounge

14'5" x 12'5" or thereby
A spacious and inviting lounge situated to the front of the property. French doors connect the lounge to the dining room, creating a natural flow between the principal living spaces.





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Dining Room
9'10" x 8'10" or thereby
Positioned adjacent to the kitchen, the dining room provides a dedicated space for family meals and entertaining. French doors open directly onto the rear garden, allowing easy access to the outdoor space.

Kitchen
9'10" x 9'2" or thereby
The kitchen is fitted with a generous range of wall and base units, complemented by work surfaces. Integrated appliances include an electric oven, gas hob with extractor hood over, dishwasher and stainless steel sink with drainer.

Utility Room
10'2" x 5'10" or thereby
A practical and well-equipped utility room featuring a stainless steel sink with drainer, integrated washing machine and tumble dryer. An external door provides direct access to the garden, while an internal door leads to the integral garage.

Bedroom One
13'1" x 10'5" or thereby
A well-proportioned double bedroom situated to the rear of the property. The room benefits from built-in mirrored wardrobes and a private en-suite shower room.

En-Suite Shower Room
9'10" x 3'11" or thereby
Fitted with a shower enclosure incorporating an electric shower, a WC with concealed cistern and a wash hand basin with useful vanity storage.

Bedroom Two
11'9" x 8'10" or thereby
A second double bedroom featuring a built-in wardrobe, offering comfortable accommodation and useful storage.

Bedroom Three
8'6" x 8'2" or thereby
A versatile single bedroom with a built-in wardrobe.





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Bathroom

9'10" x 7'2" or thereby

The family bathroom comprises a bath with an electric shower over, a WC with concealed cistern and a wash hand basin with vanity unit.

Integral Garage

The integral garage is accessed via an electrically operated roller shutter door. It also houses the combination boiler and electrical installations.

Outside

The front garden is predominantly laid to lawn and has an open aspect, with a tarmac driveway providing off-street parking. The rear garden is fully enclosed and features a paved patio together with slate hardstanding areas. Offering a degree of privacy and a practical outdoor setting, it provides an attractive space for relaxing, gardening or entertaining.

Viewing

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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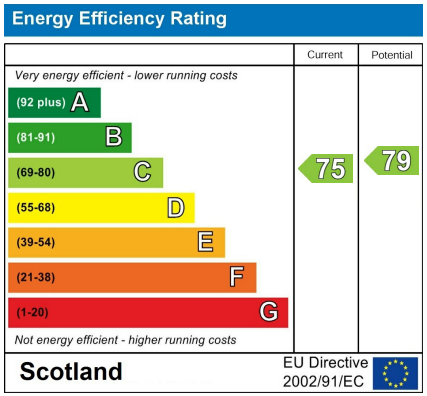
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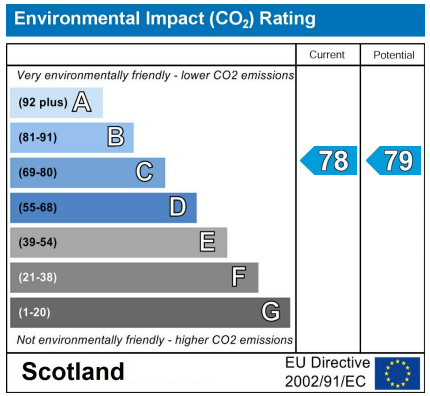
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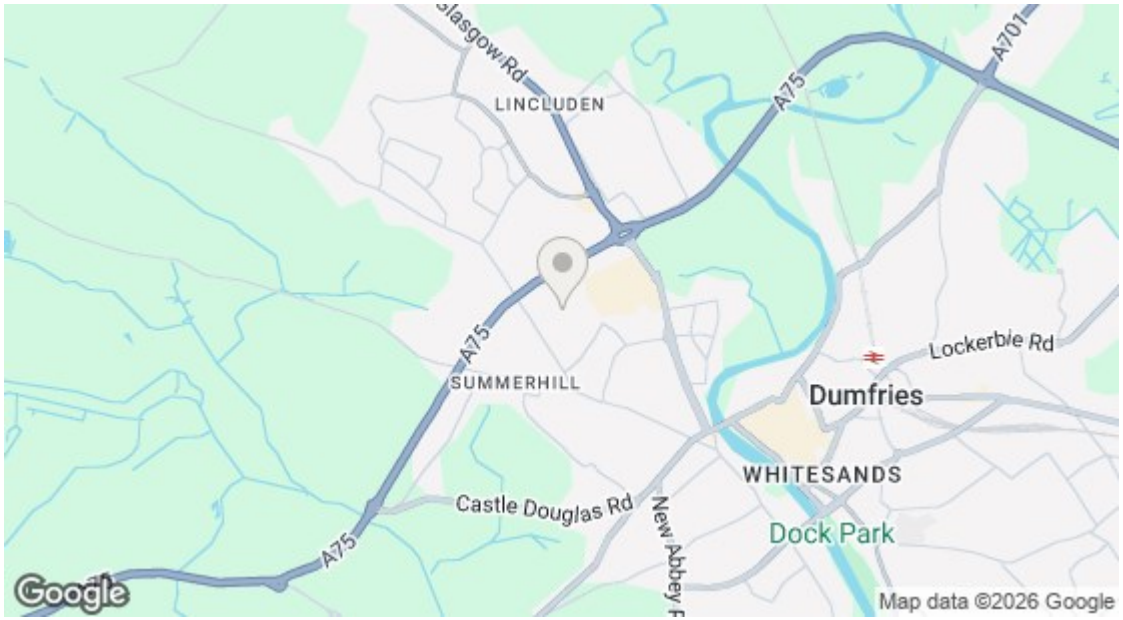
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	E	C	C





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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