

# HUNTERS®

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## Warrenhill Road

Collin, Dumfries, DG1 4PW

Offers Over £275,000



- Spacious Detached Family Home
- Open Plan Living/Dining Room with Multi-Fuel Stove
- Three Double Bedrooms (One Downstairs)
- Gardens to the Front & Rear
- Gas Central Heating & Double Glazing Throughout
- Immaculately Presented Throughout
- Kitchen Family Room with Garden & Field Outlook
- Three-Piece Family Bathroom
- Ample Off-Road Parking & Attached Single Garage
- EPC - C

Tel: 01228 584249

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Offers Over £275,000



A wonderful opportunity to purchase an immaculately presented and spacious family home, enjoying an excellent plot with generous gardens and a fantastic open-field outlook to the rear. Boasting a spacious open plan living/dining room with multi-fuel stove and a modern kitchen family room, there is ample space for living and entertaining whilst practically, there is excellent storage throughout the home including fitted wardrobes upstairs and multiple storage cupboards. Stepping outside, a gated driveway allows ample on-site parking with beautifully maintained and landscaped gardens to the front and rear. A viewing is essential to appreciate the location, space and practicality of this family home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance porch, hallway, open plan living & dining room, open plan kitchen & family room, bedroom three, utility room and WC/cloakroom to the ground floor with a landing, two bedrooms and bathroom on the first floor. Externally there are gardens to the front and rear, off road parking and an attached single garage. EPC - C and Council Tax Band - F.

Located within the highly popular and quiet hamlet of Greenlea, on the fringe of Dumfries and moments away from the village of Collin. Collin itself enjoys a village hall for the grown ups and a Primary School for the little ones, with the addition of shops, supermarkets and bars being a short drive to either Dumfries or Annan. For commuting the A75 is within two minutes' drive and for those looking for rail connections, Dumfries train station is accessible within 15 minutes drive. Heading West on the A75 opens you up to Southwest Scotland, which provides many beautiful attractions, stunning scenery, wildlife and picturesque coastline. Heading East provides access back towards the Scottish Borders and the A74(M) and M6 motorways.

## ENTRANCE PORCH

Entrance door from the front with internal door to the hallway, double glazed windows to two sides and tiled flooring.

## HALLWAY

Two internal doors to the living/dining room, internal doors to the kitchen/family room, bedroom three and WC/cloakroom, stairs to the first floor with under-stairs cupboard, and radiator.

## OPEN PLAN LIVING/DINING ROOM

Living Area:

Double glazed window to the front aspect, recessed spotlights, radiator and a multi-fuel stove.

Dining Area:

Two double glazed windows to the rear aspect, radiator and recessed spotlights.

## OPEN PLAN KITCHEN/FAMILY ROOM

Kitchen Area:

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and glass splashbacks above. Freestanding range style cooker with gas burners and electric oven, extractor unit, under-counter lighting, space for a fridge freezer and a radiator. Within the central island unit there is a one bowl sink with mixer tap and an integrated dishwasher.

Family Room Area:

Double glazed windows to two sides, double glazed door to the rear garden, radiator and internal door to the utility room.

## UTILITY ROOM

Fitted base and wall units with worksurfaces and splashbacks above. Belfast sink, space and plumbing for a washing machine, space for a tumble drier, radiator, tiled flooring, two double glazed windows to the rear aspect, external door to the rear garden and internal door to the garage.

## BEDROOM THREE

Double glazed window to the front aspect and radiator.

## WC/CLOAKROOM

WC, wash hand basin, part-boarded walls, radiator and an obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to two bedrooms and bathroom. Skylight window and built-in cupboard.

## BEDROOM ONE

Double glazed window to the front aspect, radiator,

built-in wardrobes with sliding doors and an additional built-in cupboard.

## BEDROOM TWO

Double glazed window to the front aspect, radiator, and built-in wardrobes with sliding doors.

## BATHROOM

Three piece suite comprising a WC and wash hand basin combination unit and a bath with a mains powered shower benefitting a rainfall shower head. Part-tiled walls, recessed spotlights, towel radiator, radiator and a double glazed window to the rear aspect.

## EXTERNAL

To the front of the property is a lawned front garden complete with a gravelled border. Accessible from the road is a generous gated driveway allowing for off-road parking for multiple vehicles, with the addition of a carport to the side elevation. Access gates on both sides of the property towards the rear garden. The rear garden is beautifully landscaped including a lawned garden and paved seating area, both benefitting from a picturesque outlook. Timber garden shed to the rear elevation. Cold water tap to the side elevation.

## GARAGE

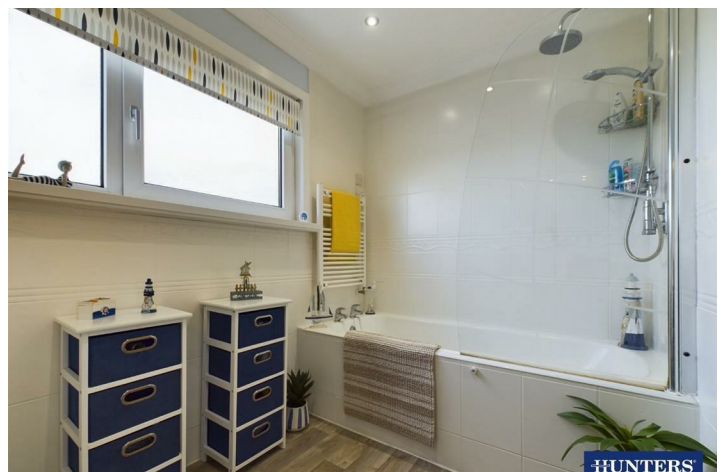
Accessible via a internal door from the utility room with a manual up and over garage door to the front driveway, power, lighting and a wall-mounted gas boiler internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - images.rocky.area

# Floorplan

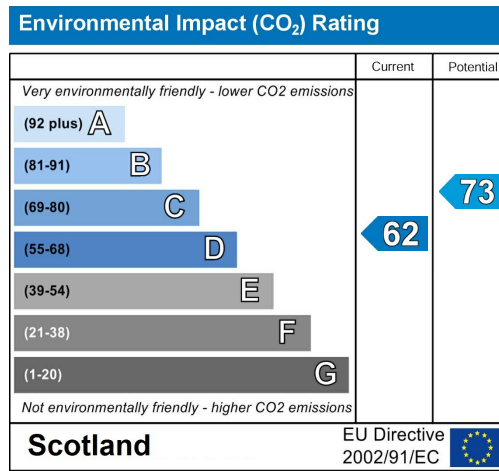
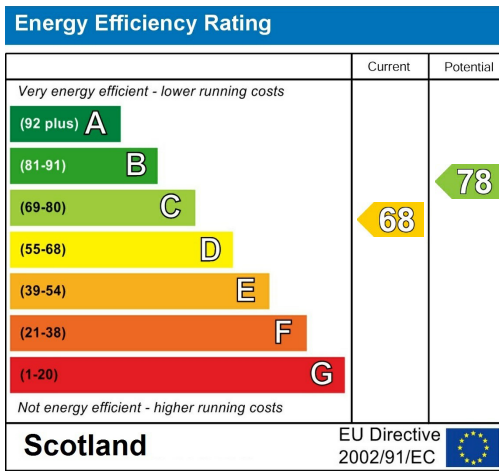






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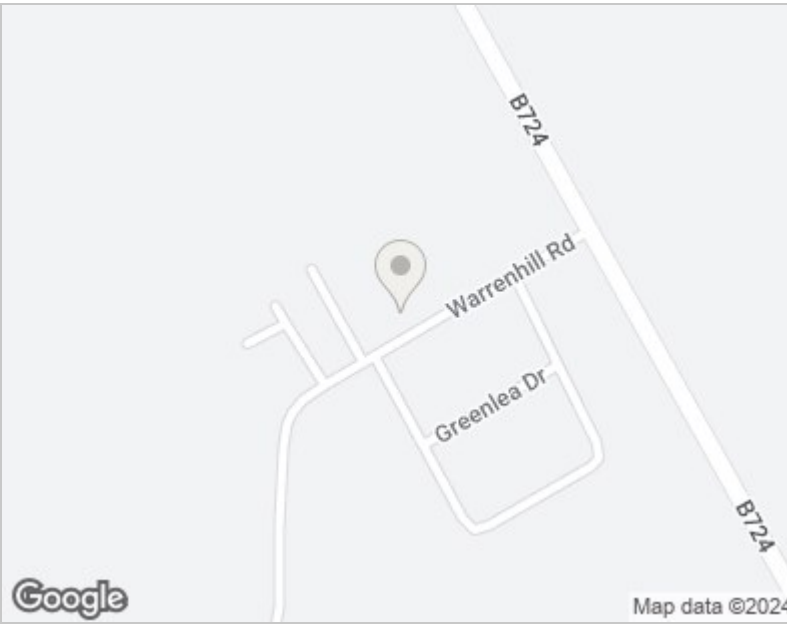
### Energy Efficiency Graph



### 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



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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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