



UNDER OFFER

7, Yarrow Gardens
Dumfries
DG2 9HH
Offers in the region of £180,000



 **01387 739000**
 **info@jhslaw.co.uk**

7, Yarrow Gardens, Dumfries, DG2 9HH

PROPERTY SUMMARY

Situated off Terregles Road in the popular Yarrow residential area of Lochfield, Dumfries, this CHAIN-FREE detached bungalow offers both comfortable internal accommodation and attractive outdoor space.

The accommodation comprises an entrance hall, lounge, kitchen, two double bedrooms and a bathroom.

Externally, the property benefits from an integral garage, generous driveway/off-street parking and well-maintained gardens.

Ideally suited to first-time buyers, young families and downsizers, this is an excellent opportunity to acquire a well-proportioned home in a quiet and popular location.

EPC = C.

- ***CHAIN-FREE Detached Bungalow***
- ***Two Double Bedrooms***
- ***Integral Garage & Driveway/Off-Street Parking***
- ***Well-Maintained Gardens***
- ***Ideally Suited To First-Time Buyers, Professionals & 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

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Property Description

This CHAIN-FREE detached bungalow is situated in the Lochfield area of Dumfries, within the popular Yarrow residential development.

The property benefits from well proportioned rooms in a beautifully-maintained plot, providing lots of potential to create a home suited to a wide variety of owners. The accommodation comprises an entrance hall, a lounge, kitchen, two double bedrooms and a bathroom.

Externally, the property benefits from gardens to both the front and rear, with an integral garage and driveway providing convenient off-street parking. Both the front and rear gardens feature lawns, whilst the sun terrace and mature gardens to the rear create an enjoyable outdoor space for relaxing and gardening.

Yarrow Gardens is located off Terregles Road on the fringes of Dumfries. The area provides good routes to Dumfries & Galloway Hospital and Dumfries town centre, which is located minutes away by car, with bus routes to both in the immediate vicinity of the property.

This property would suit a variety of buyers including first-time buyers, young families and downsizers or anyone seeking single-storey accommodation.

Entrance Hall

3'7" x 19'4" or thereby

The welcoming entrance hall benefits from a built-in cupboard, whilst an internal fire door provides access to the integral garage.



Lounge

11'5" x 15'5" or thereby

Located to the front of the property, the well proportioned lounge features and electric fire with marble surround and hearth.

Kitchen

7'10" x 12'5" or thereby

Situated off the lounge, the kitchen comprises a generous range of fitted base and wall units and complementary work surfaces, with an integrated electric eye-level oven, gas hob with extractor over, and a sink and drainer unit. Spaces are also available for various other free-standing white goods.

Bedroom One

9'10" x 10'9" or thereby

A double bedroom benefitting from built-in wardrobes.

Bedroom Two

10'9" x 12'9" or thereby

A second double bedroom with patio doors providing access to the rear garden sun terrace. This room is currently utilised as a second reception room.

Bathroom

5'6" x 6'6" or thereby

Consisting of a bath with mains-powered shower unit over, a free-standing wash hand basin, and a WC.

Integral Garage

Housing both the boiler and electrics, the garage benefits from fitted base units, Belfast sink and has spaces for additional white goods.





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Outside

In addition to the garage, the property boasts a driveway/off-street parking for several vehicles. The front garden is mainly laid to lawn, whilst the fully-enclosed rear garden combines a timber decking sun terrace with lawns and mature planting beds to create a pleasant area for both gardening and relaxing.

EPC = C

Viewing Arrangements

Please contact JHS LAW on (01387) 739000 to arrange a 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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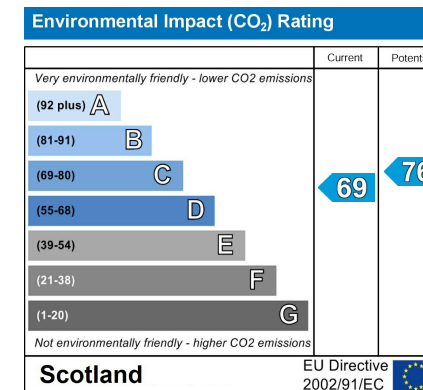
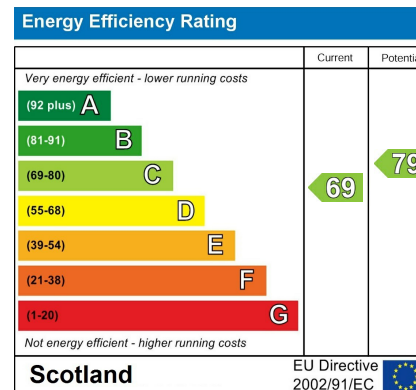
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Yarrow Gardens

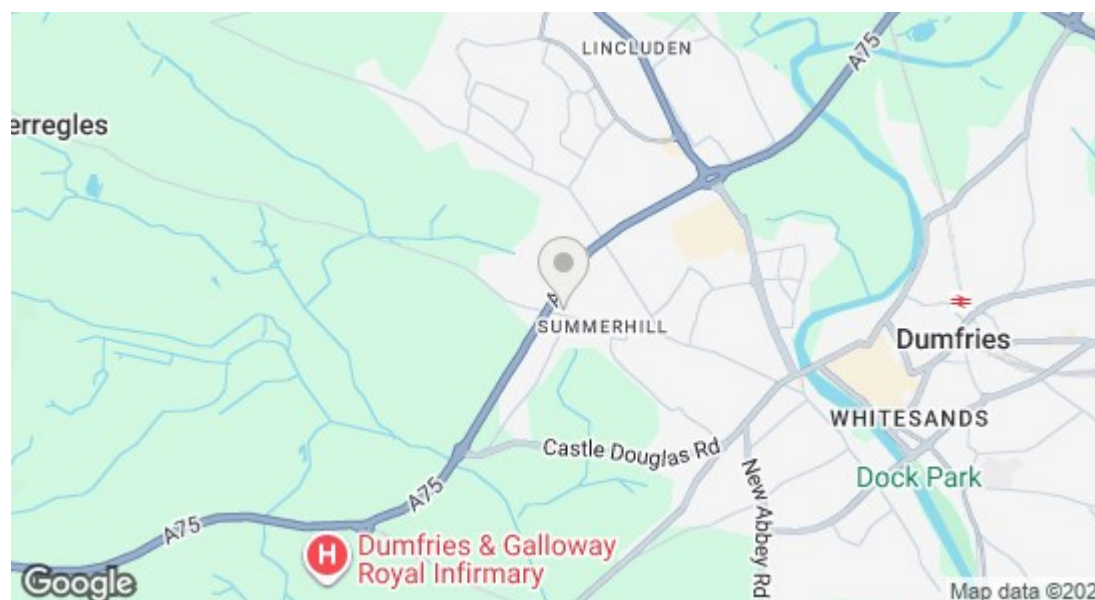
Dumfries

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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	D	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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