



## Highfield Drive

Torthorwald, Dumfries, DG1 3GD

Offers Over £225,000



- Modern Semi-Detached Home in Peaceful Village Location
- Contemporary Fitted Kitchen plus Reception Hall
- Three Double Bedrooms with Master En-Suite Shower Room
- Nicely Maintained & Landscaped Rear Garden Plus Lawned Front Garden
- Gas Central Heating & Double Glazing Throughout
- Beautifully Presented Throughout
- Spacious Living Room with Patio Doors & Fireplace
- Excellent Versatility with Bedroom Three on the Ground Floor (Potential Study/Snug Use)
- Off-Street Parking for Two Vehicles
- EPC - C

# Highfield Drive

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Situated peacefully within a sought-after cul-de-sac setting in Torthorwald, this three-bedroom semi-detached home offers a deceptively spacious and versatile property, presented in immaculate condition throughout. Ideal for a variety of buyers, the property comprises a bright and welcoming reception hall, currently utilised as a dining area, a modern kitchen with integrated appliances, and a spacious living room which flows seamlessly through patio doors to the rear garden. The accommodation further includes three double bedrooms, with the master bedroom benefitting from a large en-suite, alongside a well-appointed family bathroom to the first floor. For added versatility, one of the double bedrooms is located on the ground floor, offering excellent potential for use as a snug or study, or ideal for future-proofing the accommodation. Externally, the gardens are nicely landscaped and immaculately maintained, with the rear garden benefitting from multiple paved seating areas for enjoyment and neat lawns to both the front and rear. A viewing comes highly recommended to fully appreciate this excellent home.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

## GROUND FLOOR:

### RECEPTION HALL

Entrance door from the front, internal doors to the kitchen, living room, bedroom three and WC/cloakroom, stairs to the first floor landing with an under-stairs cupboard, radiator, double glazed window to the front aspect, and a double glazed window to the side aspect.

### KITCHEN

Modern fitted kitchen comprising a range of base, wall, drawer and tall units with timber worksurfaces and tiled splashbacks above. Integrated electric double oven, five-burner gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, Belfast sink with mixer tap, wall-mounted and enclosed gas boiler, recessed spotlights, under-counter lighting, radiator, external door to the rear garden, and a double glazed window to the rear aspect.

### LIVING ROOM

Double glazed patio doors to the rear garden, radiator, and a fireplace with electric fire.

### BEDROOM THREE

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

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback on the basin, radiator, and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor reception hallway, internal doors to the master bedroom, bedroom two and family bathroom, loft-access point, and a double glazed Velux window.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed Velux window, radiator, fitted wardrobe with double sliding doors, and an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure benefitting a mains shower unit. Tiled splashbacks,

chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

Double glazed Velux window, radiator, and a fitted wardrobe with double sliding doors.

### FAMILY BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bathtub with electric shower over. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, and a double glazed Velux window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, alongside a block-paved driveway allowing off-street parking for two vehicles.

Rear Garden:

To the rear of the property is a nicely maintained and enclosed garden, benefitting a generous lawn with established borders, a paved seating area, block-paved seating area, and an external cold water tap.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - paving.doghouse.tweezers

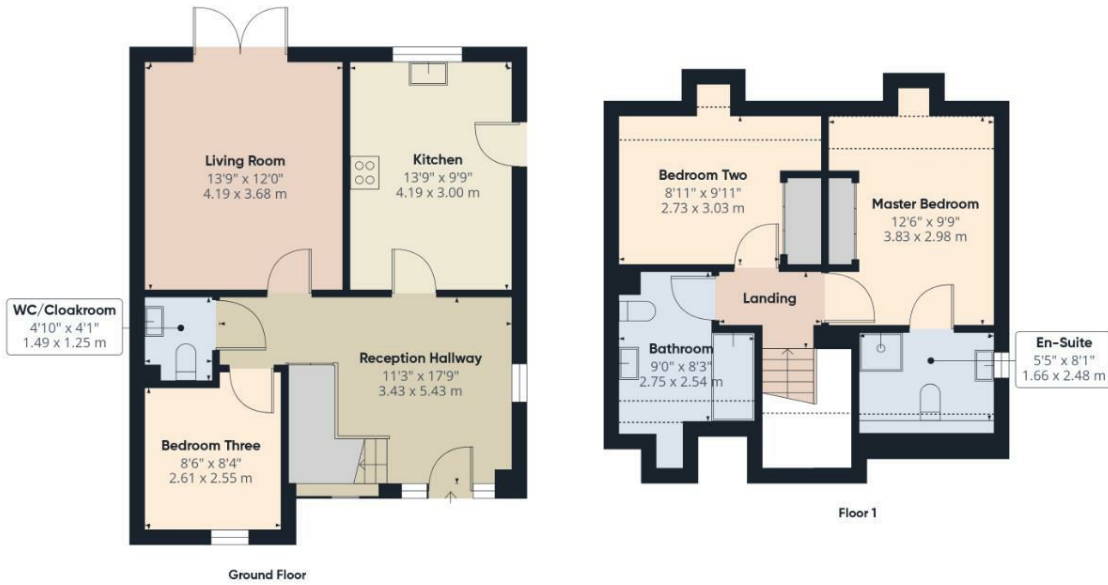
## AML DISCLOSURE:

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



**Approximate total area<sup>(1)</sup>**

954 ft<sup>2</sup>  
88.6 m<sup>2</sup>

**Reduced headroom**

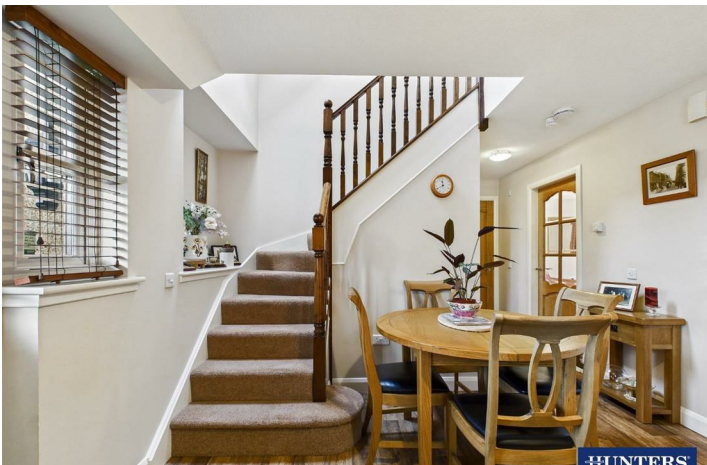
49 ft<sup>2</sup>  
4.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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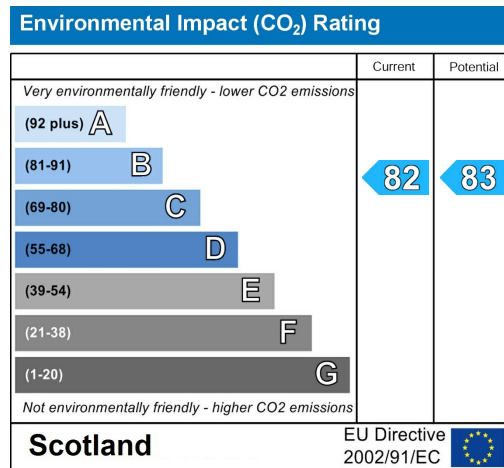
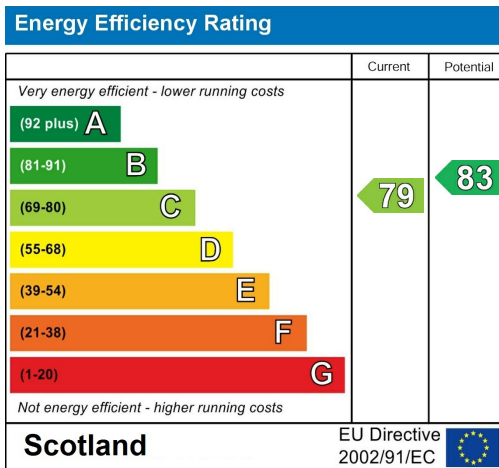






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### Energy Efficiency Graph



### Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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