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Terregles Road

Dumfries, DG2 9HB

Offers In The Region Of £215,000

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- Two-bedroom detached bungalow
- Home Report Value £235'000
- Two partitioned attic rooms
- Generous front and rear gardens
- Sought-after Terregles Road location
- Priced To Sell - Estate Sale
- Two generous double bedrooms
- Potential for further development, subject to consents
- Driveway parking for three to four vehicles
- EPC Rating: D | Council Tax Band: D

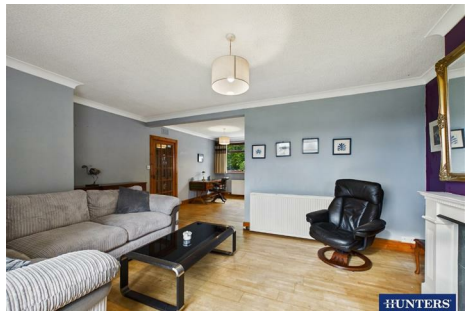
Tel: 01387 245898

Terregles Road

Dumfries, DG2 9HB

Offers In The Region Of £215,000







This beautifully presented two-bedroom detached bungalow occupies a desirable position on the highly regarded Terregles Road in Dumfries. Offering spacious single-level accommodation, recently refurbished interiors, generous gardens and excellent off-road parking, the property presents an attractive opportunity for downsizers, first-time buyers or those seeking a comfortable home with further potential.

Offered for sale as part of an estate, the property has a Home Report valuation of £235,000. With offers in the region of £215,000 invited, the asking price sits £20,000 below the Home Report valuation, representing an excellent opportunity for purchasers seeking value in an established residential location.

Internally, the accommodation is presented in walk-in condition, comprising a welcoming entrance porch and hallway, spacious L-shaped lounge/dining room with dual-aspect windows and inset gas fire, a refreshed fitted kitchen, two generous double bedrooms and a refurbished family bathroom. Gas central heating and double glazing add to the home's everyday comfort.

A particularly appealing feature is the substantial attic space, accessed via a pull-down loft ladder and currently partitioned into two useful rooms. Offering excellent storage and exciting possibilities for future development or reconfiguration, the space provides additional potential, subject to the necessary planning permissions, building warrants and consents.

Externally, lawned gardens to the front and rear provide pleasant outdoor spaces, complemented by established hedging, a traditional sandstone boundary wall and a generous driveway accommodating approximately three to four vehicles.

Terregles Road remains a popular residential location, conveniently positioned for Dumfries town centre, local amenities, schools and Dumfries & Galloway Royal Infirmary.

With an attractive asking price and viewings available now, early interest is encouraged.

EPC Rating: D | Council Tax Band: D

Viewings are

Entrance Porch
A bright and welcoming entrance porch featuring tiled flooring and a timber entrance door with multiple glazed panels, complemented by a side window allowing plenty of natural light. A glazed internal door leads through to the inner hallway.

Inner Hallway
Providing access to both bedrooms, the bathroom and lounge/dining room. The hallway benefits from a useful built-in storage cupboard housing the electrical meter and alarm system, together with loft access via a pull-down ladder.

Lounge/Diner
A spacious L-shaped lounge and dining room providing excellent space for both relaxing and entertaining. Large windows to the front and rear create a bright, dual-aspect living space with an abundance of natural light, complemented by attractive wooden flooring.

The lounge features an inset gas fire set within the original chimney breast with decorative surround and mantel, creating an attractive focal point, together with useful recessed shelving. The gas fire had not been tested at the time the particulars were prepared.

The room is beautifully presented and offers generous space for both lounge and dining furniture. Certain items of furniture currently within the property may also be available by separate arrangement.

Kitchen
A spacious L-shaped lounge and dining room providing excellent space for both relaxing and entertaining. Large windows to the front and rear create a bright, dual-aspect living space with an abundance of natural light, complemented by attractive wooden flooring.

The lounge features an inset gas fire set within the original chimney breast with decorative surround and mantel, creating an attractive focal point, together with useful recessed shelving. The gas fire had not been tested at the time the particulars were prepared.

The room is beautifully presented and offers generous space for both lounge and dining furniture. Certain items of furniture currently within the property may also be available by separate arrangement.

Bedroom One
A generously proportioned front-facing double bedroom with a large window providing excellent natural light. The room benefits from extensive built-in storage and offers ample space for a range of additional bedroom furniture.

Bedroom Two
A further good-sized double bedroom positioned to the rear of the property, with a window overlooking the garden and ample space for bedroom furniture.

Bathroom
Fitted with a three-piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC. The bathroom features tiled walls to approximately waist height with full-height tiling surrounding the bath and shower area, together with a timber-panelled ceiling and chrome-effect ladder-style heated towel rail.

Attic Rooms
Accessed from the inner hallway via a pull-down loft ladder, the attic has been partitioned to create two separate rooms, with the larger area also housing the gas combination boiler.

The attic accommodation provides useful additional space and offers potential for further development or reconfiguration. Any alteration to create formal living or bedroom accommodation, including the installation of a permanent staircase, would be subject to all necessary planning permissions, building warrants and other relevant consents.

Driveway
A long tarmac driveway extends along the side of the property, providing generous off-street parking for approximately three to four vehicles and access towards the rear garden and garage.

Garage
A sizeable garage offering excellent space for secure parking, storage and a dedicated workshop area. The garage benefits from power and lighting and is presented in excellent condition internally, with no visible signs of damp or water ingress at the time the particulars were prepared.

External Front
The property enjoys an attractive lawned frontage enclosed by a traditional sandstone retaining wall, providing an established approach to the bungalow. External security lighting is also provided.

External Rear
The generous rear garden is predominantly laid to lawn and provides an excellent outdoor space for relaxing, entertaining or gardening. A paved pathway extends around the property and provides access between the front and rear gardens.

Mature hedging and boundary fencing provide an established backdrop, while the garden also benefits from external power, lighting and an outside water tap.

External Side
Path leading from front to rear.

Virtual Staging Disclaimer
Certain photographs used in this property listing have been digitally enhanced through virtual staging. Virtual staging is a marketing technique used to illustrate how rooms could look when furnished and decorated, helping prospective purchasers visualise the potential of the accommodation.

Furniture, accessories, decorative features and, where applicable, finishes shown in these images may have been digitally added or altered and do not necessarily reflect the property's current appearance or form part of the sale.

While every effort has been made to retain the property's original layout, dimensions and structural features, these images are provided for illustrative purposes only. Prospective purchasers should rely on physical viewings and their own enquiries to establish the property's actual condition, fixtures, fittings and finishes.

Floorplan


Bathroom
5'6" x 7'7"
1.68 x 2.33 m
Bedroom
9'11" x 11'6"
3.04 x 3.52 m
Kitchen
8'7" x 11'8"
2.63 x 3.58 m
Hallway
3'3" x 12'11"
1.00 x 3.94 m
Bedroom
10'1" x 12'3"
3.08 x 3.74 m
Living Room
8'9" x 24'5"
2.69 x 7.45 m
Entry
5'5" x 2'10"
1.66 x 0.88 m
Ground Floor Building 1
13'2" x 13'7"
4.03 x 4.16 m
18'0" x 13'6"
5.49 x 4.13 m
Floor 1 Building 1
Garage
14'0" x 21'7"
4.28 x 6.59 m
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Approximate total area(1)
1483 ft²
137.9 m²
Reduced headroom
53 ft²
4.9 m²
(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.
GIRAFFE360



















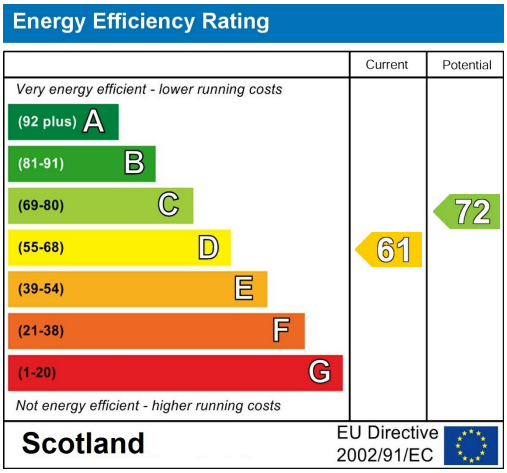


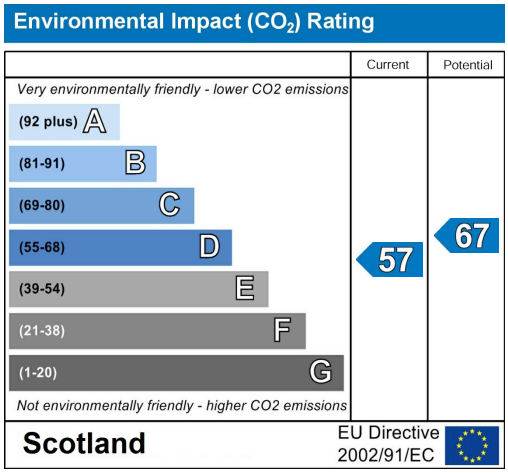



VIRTUALLY STAGED



Energy Efficiency Graph

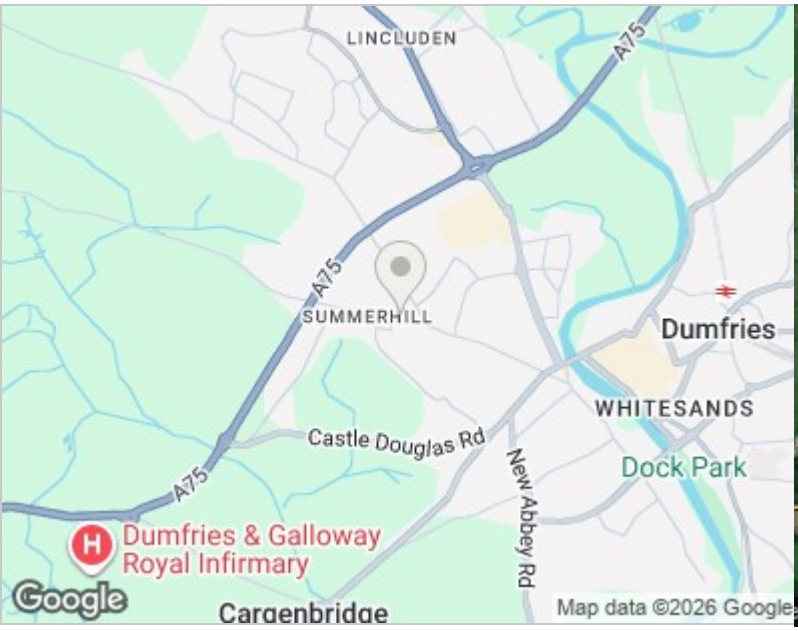




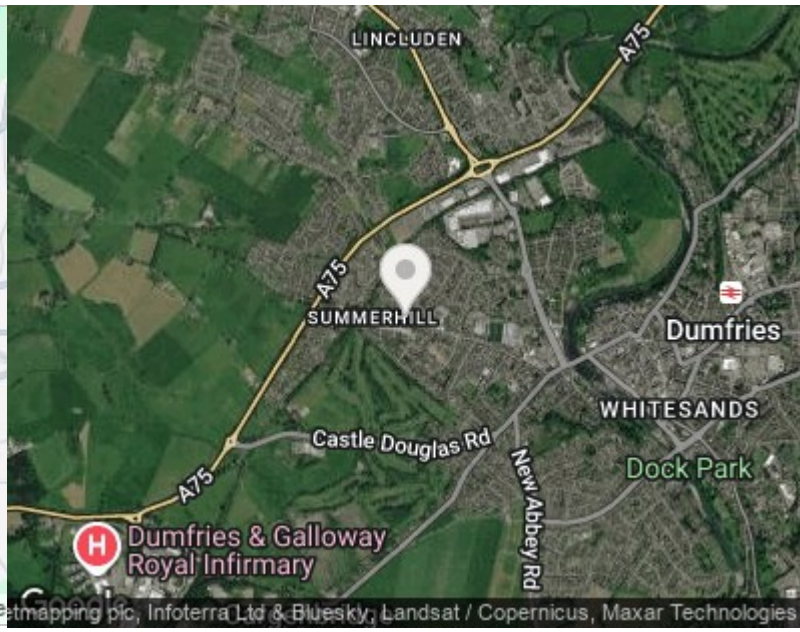
Viewing

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





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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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