



Waugh Road

Thornhill, DG3 5PJ

Offers Over £380,000



- Substantial five-bedroom detached bungalow
- Principal bedroom with en suite
- Versatile separate snug/home office
- Generous private gardens with raised decking
- Detached double garage
- Impressive open-plan kitchen/dining/family room
- Second en-suite double bedroom
- Beautifully presented throughout
- Extensive driveway parking
- EPC Rating: D | Council Tax Band: F

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Hunters Dumfries are delighted to present to the market this exceptional five-bedroom detached bungalow, occupying a generous and private plot on Waugh Road in the highly desirable village of Thornhill. Offering substantial, beautifully presented accommodation alongside mature gardens, extensive parking and a detached double garage, Malat provides an outstanding setting for modern family life.

At the heart of the home is a contemporary fitted kitchen opening into an exceptional lounge/dining/family room, creating a superb space for everyday living and entertaining. Multiple rooflights and folding doors flood the room with natural light and provide direct access onto the raised garden deck. A spacious utility room and versatile separate snug/home office further enhance the accommodation.

Five well-proportioned bedrooms provide excellent flexibility, including a generous principal bedroom with extensive fitted storage and en suite, a second en-suite double bedroom and three further bedrooms. A stylish family bathroom completes the accommodation, with the property presented to an excellent standard throughout.

Externally, the generous grounds offer extensive parking, mature private gardens, raised decking, secluded seating areas and a detached double garage.

Thornhill offers an enviable blend of town and rural living, with a bustling High Street, independent shops and everyday amenities alongside highly regarded schooling. Surrounded by beautiful Dumfries & Galloway countryside, the area is ideally placed for golf, walking, cycling and a wide range of country pursuits, making it an excellent choice for those seeking space, community and an outdoor lifestyle while remaining within easy reach of Dumfries.

Viewings are strictly by appointment only through Hunters Dumfries on 01387 245898.

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Tel: 01387 245898

Entrance Porch

The property is approached via either a sloping pathway or three steps leading to a covered entrance porch and the main entrance door.

Entrance Hall

A particularly spacious and welcoming central hallway providing access to the five bedrooms, family bathroom and main living accommodation. Finished with laminate flooring, the hallway benefits from useful built-in storage, including a linen cupboard, and houses the hot-water tank and central-heating thermostat.

Lounge/Diner Family Room

An exceptional and tremendously spacious lounge/dining/family room forming the heart of the home, with generous proportions allowing clearly defined areas for relaxing, dining and entertaining. An inset gas fire with timber surround provides an attractive focal point to the main seating area, while multiple rooflights, windows and recessed ceiling spotlights contribute to the bright and welcoming feel of the room. Large glazed folding doors open directly onto the raised timber decking and family garden, providing a superb connection between the indoor and outdoor living spaces. Beautifully presented throughout, this is a standout feature of the property and provides an outstanding space for family life.

Kitchen

A beautifully presented contemporary kitchen fitted with an extensive range of high-gloss wall and base units, complemented by generous work surfaces and modern tiled splashbacks. Integrated appliances include a dishwasher, built-in double oven and electric hob with stainless-steel extractor above, together with a one-and-a-half bowl stainless-steel sink. Further features include under-unit lighting, recessed ceiling spotlights and laminate flooring. The kitchen opens directly into the impressive lounge/dining/family room, creating an excellent open-plan arrangement ideally suited to modern family living and entertaining.

Utility Room

A particularly spacious and practical utility room providing excellent additional household space. Fitted with a one-and-a-half bowl stainless-steel sink, the room provides plumbing and space for a washing machine and tumble dryer and houses the oil-fired central-heating boiler and electrical consumer unit. A rear-facing window provides natural light, while an external door gives direct access to the rear drying and service area.

Snug/Home Office

A useful additional reception room currently utilised as a comfortable snug. This versatile space could equally serve as a home office, children's playroom, games room or hobby room, providing valuable flexibility for modern family life.

Principal Bedroom

A particularly spacious and beautifully presented principal double bedroom, benefiting from extensive built-in storage to two walls providing an excellent combination of hanging and shelving space. A rear-facing window allows plenty of natural light into the room, while a private en suite completes the principal bedroom accommodation.

En-Suite Shower Room

A contemporary en-suite shower room finished with tiled walls and flooring. A wall-to-wall fitted vanity arrangement provides excellent storage and incorporates a modern wash hand basin and WC. The generous walk-in shower features a large square rainfall shower head together with a separate handheld attachment, complemented by a contemporary charcoal heated towel rail.

Bedroom Two

A generous and beautifully presented double bedroom positioned to the front of the bungalow. The room offers excellent proportions with ample space for freestanding bedroom furniture, together with a front-facing window providing natural light. A door leads directly into the private en suite.

En-Suite Shower Room

A stylish and contemporary en-suite shower room finished with tiled walls and flooring. The suite incorporates a generous walk-in glass shower enclosure with large square rainfall shower head and separate handheld attachment, together with a vanity unit incorporating storage and wash hand basin. Further features include a contemporary charcoal heated towel rail and recessed ceiling spotlights.

Bedroom Three

A generous double bedroom enjoying an attractive outlook across the mature family gardens. The room benefits from a built-in wardrobe providing useful hanging and shelving space and is beautifully presented in keeping with the excellent standard found throughout the property.

Bedroom Four

A generous double bedroom enjoying an attractive outlook across the mature family gardens. The room benefits from a built-in wardrobe providing useful hanging and shelving space and is beautifully presented in keeping with the excellent standard found throughout the property.

Bedroom Five

A well-proportioned and versatile room positioned to the front of the property, currently utilised as a home office but offering ample space to accommodate a double bed if required. Finished with laminate flooring and benefiting from a front-facing window providing plenty of natural light and an attractive outlook across the front gardens.

Family Bathroom

A beautifully presented contemporary family bathroom with fully tiled walls. The suite incorporates a full-size bath with central chrome taps, contrasting dark bath panel and recessed tiled display/storage niche. A fitted vanity arrangement incorporates the wash hand basin, storage and WC, complemented by an illuminated vanity mirror, modern heated towel rail and rear-facing window.

Driveway

An impressive gated driveway provides an attractive approach to the property, extending through the mature grounds before opening into a substantial parking and turning area immediately in front of the bungalow and garage. There is ample off-road parking for approximately five to six vehicles, in addition to the parking available within the double garage.

Double Garage

A substantial detached double garage accessed via two individual up-and-over doors, providing excellent space for secure parking, workshop use and additional storage. The garage benefits from power and lighting, a side-facing window and useful storage within the rafters.

External Front

The front of the property is surrounded by attractive and well-established gardens which contribute greatly to the privacy and setting of the home. Generous areas of neatly maintained lawn are complemented by mature trees, established hedging and a variety of shrubs and planting. A shelled seating area with bench provides a pleasant spot from which to enjoy the garden, while the mature boundaries create an excellent sense of seclusion.

External Rear

A pathway provides access around the rear of the bungalow to a practical drying and service area, with space for wheelie-bin storage. The oil tank is positioned within a screened and fenced section, while mature trees, shrubs and established planting provide additional privacy. A pathway continues along the rear of the property, bordered by railway sleepers and raised planted areas.

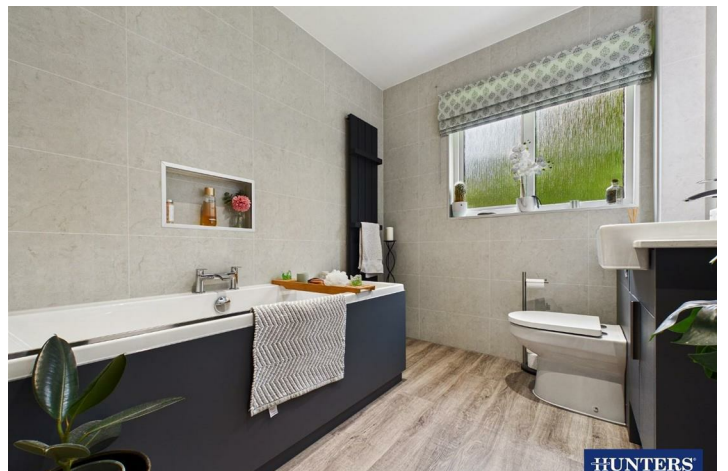
Family Garden Area

A particularly attractive and private family garden extends to the side of the bungalow and provides an excellent outdoor space for relaxing and entertaining. Predominantly laid to lawn and surrounded by mature trees, hedging and established planting, the garden benefits from a substantial raised timber deck accessed directly from the main family room, creating an excellent connection between the house and garden.

Beyond the main lawn, an opening within the mature hedging leads through to a further hidden garden area, incorporating paved and gravelled seating space surrounded by established greenery. This creates a wonderfully secluded additional area within the grounds and adds another dimension to the already generous gardens.

Floorplan

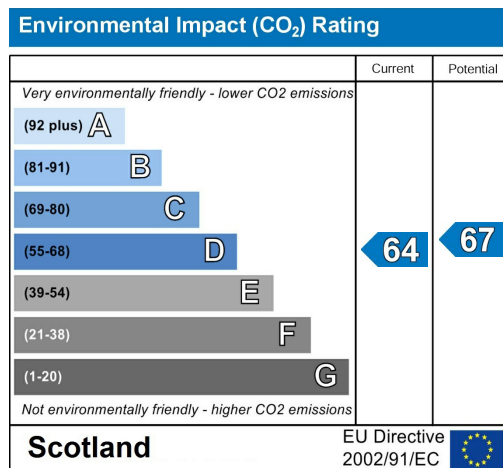
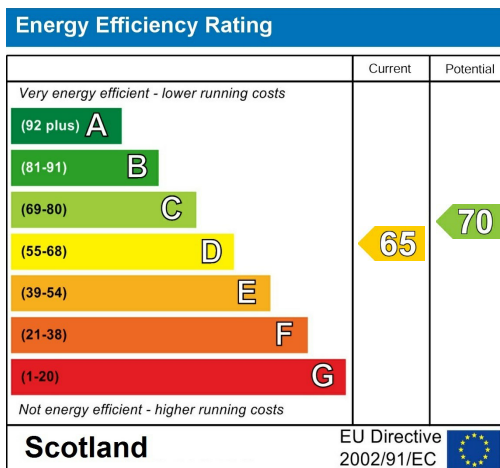






HUNTERS

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.

Tel: 01387 245898

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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