HUNTERS®

HERE TO GET *you* THERE



Shieldhill Road

Torthorwald, Dumfries, DG1 3PS

Offers Over £330,000

4 2 2 C

- Four-Bedroom Detached Bungalow
- Spectacular Panoramic Countryside Views
- Second Lounge/Snug
- Samsung Air Source Heat Pump & Solar Panels
- Extensive Gardens and Four-Car Driveway
- Elevated Position in Torthorwald
- Spacious Family Reception Room
- Principal Bedroom with En Suite
- Double Garage with Electric Roller Doors
- EPC – C | Council Tax Band – F

Tel: 01387 245898

Shieldhill Road

Torthorwald, Dumfries, DG1 3PS

Offers Over £330,000







Occupying an elevated position in the village of Torthorwald, this impressive four-bedroom detached bungalow enjoys spectacular panoramic views across the surrounding countryside towards Dumfries and the distant hills. Offering generous accommodation, beautifully maintained gardens and a peaceful semi-rural setting, the property combines the appeal of countryside living with the convenience of being just a short distance from Dumfries.

Internally, the accommodation is ideally suited to family living, featuring a substantial family room alongside a second lounge/snug, providing excellent space for entertaining and relaxation. The property also offers a fitted kitchen, four bedrooms, including a principal bedroom with en suite shower room, and a family bathroom. Further benefits include roof-mounted solar panels, a Samsung air source heat pump, a detached double garage with remote-controlled electric roller doors and a gravel driveway providing parking for approximately four vehicles. Outside, the extensive gardens feature generous lawns, established planting and a large paved patio, complemented by remarkable views across open fields, woodland and rolling countryside.

Torthorwald offers an attractive village lifestyle, with open countryside on the doorstep and Dumfries within easy reach for shopping, leisure facilities, healthcare and other everyday amenities. Heathhall Primary School serves the local area, with school transport available, while local bus services provide connections to Dumfries. This appealing location offers the tranquillity and space of rural surroundings without sacrificing the conveniences of town.

EPC Rating – C | Council Tax Band – F

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

Entrance Hall
An entrance hallway providing access to the lounge, kitchen, dining area and utility room, with a large walk-in storage cupboard/cloakroom accessed through a sliding door at the far end. Features include white vertical-panelled walls with contrasting dark trim, grey carpeting, natural timber skirting boards and door surrounds, wall-mounted lighting, radiators and a ceiling hatch providing access to the loft space.

Family Room
A comfortable and well-proportioned reception room positioned to the front of the property, enjoying natural light from two windows. The room provides ample space for a range of lounge furniture and features a distinctive decorative patterned ceiling, complemented by textured wall coverings, grey carpeting and natural timber finishes. Wall-mounted lighting, a central ceiling light and two radiators complete the room, while timber-framed glazed double doors provide access from the hallway.

Kitchen/Breakfast Room
A stylish and generously proportioned kitchen/breakfast room featuring an extensive range of contemporary high-gloss light grey wall and base units, complemented by solid wood worktops, handleless cabinetry and contrasting blue feature walls. The kitchen is arranged around three sides of the room, providing excellent worktop space and fitted storage, together with a breakfast bar offering seating for informal dining.
Integrated appliances include a Bosch double oven, a black glass electric hob with an angled extractor hood above, an integrated dishwasher and separate full-height fridge and freezer units. A granite jet black sink with drainer and mixer tap is positioned beneath the window, providing natural light and an outlook towards the surrounding countryside.
Additional features include under-cabinet lighting, recessed ceiling spotlights, a decorative textured ceiling and light-coloured patterned flooring. The combination of white cabinetry, warm wood worktops and blue detailing creates an attractive contemporary finish throughout.

Dining Room
An attractive, contemporary dining room featuring a distinctive curved-glass internal window, an unusual architectural detail that adds character to the room. Accessed through an open archway rather than a conventional doorway, the dining room provides a dedicated space for formal dining while maintaining an open connection with the adjoining accommodation.
The room features white vertical-panelled walls with contrasting dark detailing, a striking deep-blue feature wall and natural timber skirting boards and surrounds. Grey carpeting, a textured ceiling and a contemporary pendant light complement the décor, while a radiator provides heating. The curved-glass window is framed in natural timber, creating an interesting feature between the dining room and inner hallway.

Utility Room
A practical utility room providing additional storage and laundry facilities, fitted with a range of white wall and base units, contrasting blue handles and trim, and light-coloured work surfaces. A stainless-steel sink with drainer and mixer tap is set against a blue tiled splashback, with a washing machine positioned beneath the worktop. The room also features grey wood-effect flooring, a textured ceiling and overhead lighting, together with a ceiling mounted drying pully and additional worktop space.
A built-in cupboard at the far end houses the hot water system, while a window provides natural light. An external door to the right gives access to the side garden, which continues towards the rear of the property.

Inner Hallway
The inner hallway leads through to the main family reception room and features a particularly unusual architectural detail in the form of a concave glazed panel separating the hallway from the dining room. The curved glass is set within a timber frame, creating a distinctive feature between the two spaces. The hallway is finished with white vertical wall panelling, contrasting natural timber skirting boards and door surrounds, grey carpeting and a textured ceiling with pendant lighting.

Family Reception Room
An impressive and exceptionally spacious family reception room positioned to the rear of the property, offering two distinct seating areas within a generous open-plan layout. The main living area provides ample space for larger sofas and additional furnishings, with a multi-fuel burning stove set on a raised hearth creating an attractive focal point. A separate seating area towards the opposite end of the room provides a more intimate space, partially defined by an attractive timber-framed glazed partition.
Large windows provide excellent natural light and take advantage of the property's elevated position, enjoying far-reaching views across the rear garden and surrounding countryside, extending towards the Solway coast and the Galloway Hills. Double sliding patio doors open directly onto the paved patio and rear garden, providing easy access to the outdoor seating and entertaining areas.
The room is finished with wood-effect flooring, neutral décor, decorative ceiling detailing, timber skirting boards and multiple ceiling and wall lights. The generous proportions, countryside outlook and two separate seating areas make this a particularly appealing principal reception room.

Bedroom Hallway
An internal hallway providing access to all four bedrooms and the family bathroom. The hallway is carpeted and features white vertical wall panelling with contrasting timber doors, surrounds and skirting boards. A timber-framed glazed partition with decorative obscure glass runs along one side, allowing borrowed light into the hallway while maintaining separation from the adjoining living space. Additional features include a shelved storage cupboard, radiator, ceiling-mounted lighting and a wall-mounted heating thermostat.

Master Bedroom
The principal bedroom is a generously sized double room, offering ample space for a double bed and additional bedroom furniture. The room benefits from natural light, creating a bright and comfortable atmosphere, while its proportions allow for a practical arrangement of furnishings. Further features include his and hers double fitted wardrobes, providing hanging and shelving space, together with a separate storage cupboard positioned to the left of the en suite entrance. The adjoining en suite shower room provides additional privacy and convenience.

En-Suite Shower Room
The en suite shower room is fitted with a curved corner shower enclosure featuring a black frame and attractive white herringbone-effect wall tiling. A large vanity unit incorporates a wash hand basin with storage beneath, complemented by a wall-mounted mirror with illuminated lighting and a close-coupled WC. Further features include a chrome heated towel rail, wood-effect flooring and an obscure-glazed window providing natural light and privacy.

Bedroom Two
A well-proportioned double bedroom offering ample space for a double bed and additional bedroom furniture. The room features light patterned wall coverings, fitted carpeting and a window providing natural light, with a radiator positioned beneath. A particular feature is the double-door walk-in wardrobe, offering generous hanging and shelving space for clothing and storage.

Bedroom Three
A good-sized bedroom, currently arranged as a children's bedroom and playroom, offering ample space for bedroom furniture and storage. The room features light lilac patterned wall coverings, fitted carpeting and a window enjoying far-reaching views across the surrounding countryside. A radiator is positioned beneath the window, with a central ceiling pendant light. Further benefits include a double-door walk-in wardrobe, providing generous hanging and shelving space for clothing and storage.

Bedroom Four/Home Office
A versatile fourth bedroom, currently furnished with a single bed and additional storage furniture, offering flexibility for use as a bedroom or home office. The room features a contrasting blue-grey feature wall, light patterned wall coverings and fitted carpeting. A window provides natural light, with a radiator beneath, while ceiling-mounted spotlights complete the room.

Family Bathroom
The family bathroom is fitted with a white three-piece suite comprising a curved panelled bath with shower attachment and curved glass shower screen, a pedestal wash hand basin and a low-level WC. The bath also features an electric shower positioned above, providing the convenience of both bathing and showering facilities.
Decorative marble-effect wall panelling surrounds the bathing area, complemented by contemporary circular-patterned wall coverings and warm wood-effect flooring. A frosted window provides natural light and privacy, while a wall-mounted mirror, glass shelf and timber finishing details complete this practical and well-presented family bathroom.

Double Garage
Detached double garage with remote-controlled electric roller doors, power and lighting, and additional storage space within the eaves.

Parking
Accessed directly from Shieldhill Road, a substantial gravelled driveway provides a generous raised parking area with comfortable off-road parking for approximately four vehicles.

Front Garden
The property enjoys a substantial, beautifully maintained front garden, with a generous raised lawn complemented by mature trees, ornamental shrubs and established planting. The gently terraced layout incorporates a planted bank featuring low-growing ground cover and a variety of decorative bushes, while a mature weeping tree provides an attractive focal point within the garden.

A paved pathway leads towards the main entrance, passing neatly maintained lawned areas and established borders. The garden also features a white retaining wall with steps, additional areas of lawn extending around the property and timber boundary fencing. The combination of mature greenery, attractive landscaping and generous lawned space creates an appealing approach to the bungalow, enhancing its elevated setting and overall kerb appeal.

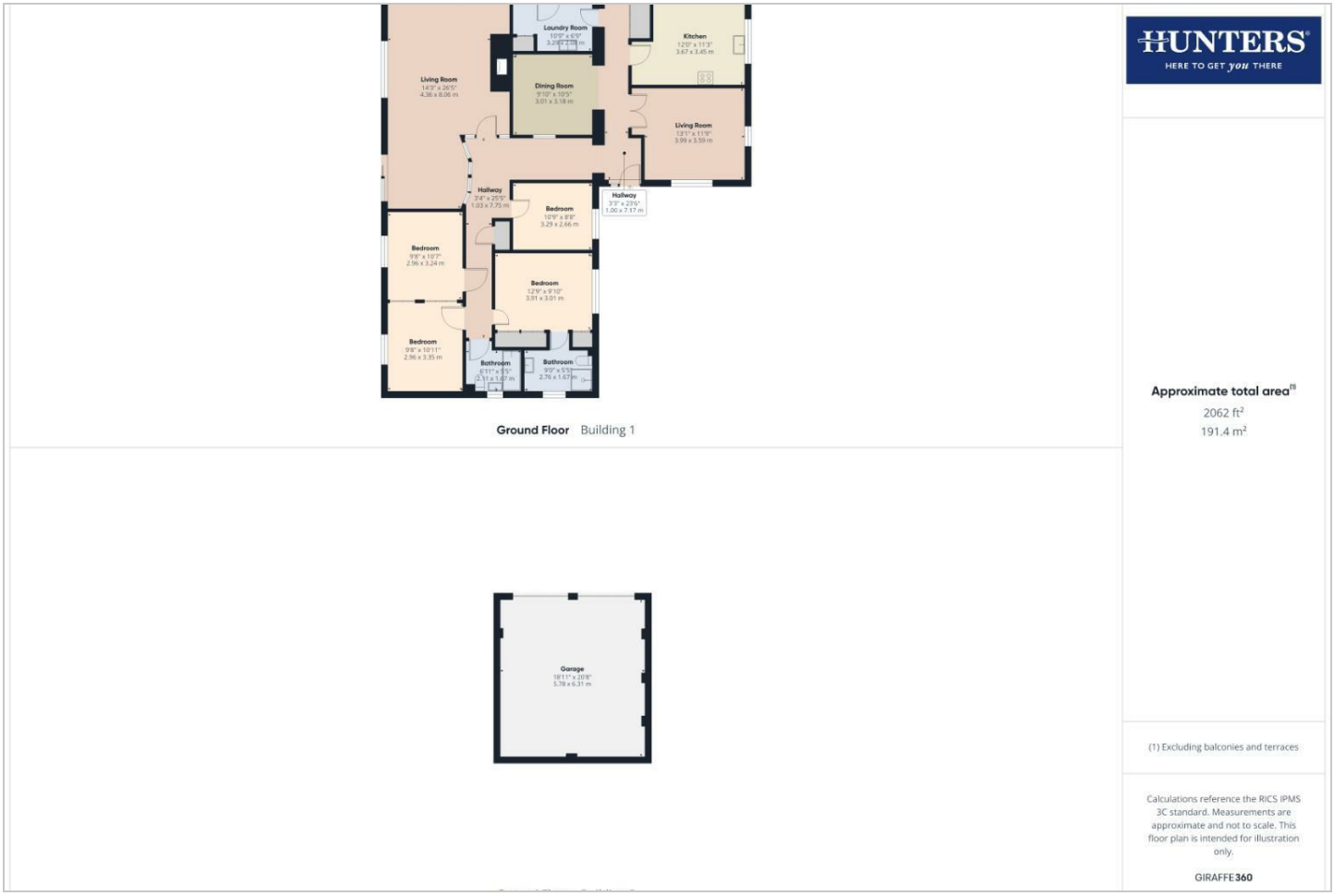
Rear Garden
The property benefits from an extensive, beautifully maintained rear garden, predominantly laid to lawn with established shrubs, mature hedging and timber boundary fencing. A substantial paved patio, finished in contrasting buff and grey slabs, provides an ideal setting for outdoor dining and entertaining, with generous lawned areas extending around the rear and sides of the bungalow.

Further features include paved pathways, established planting and a separate lawned section with a metal garden storage shed, bordered by mature greenery and an ivy-covered boundary wall.

One of the garden's outstanding features is its spectacular panoramic outlook across open fields, woodland and rolling countryside towards Dumfries and the distant hills. The elevated position provides far-reaching views, with the lights of Dumfries creating a particularly attractive backdrop after dark.

Side Garden Areas
The property benefits from additional garden areas to both sides, including a generous lawned section bordered by timber fencing, mature hedging and established planting. A paved pathway runs alongside the bungalow, connecting with a further paved area that previously accommodated a greenhouse. The former greenhouse base remains in place, together with timber-edged raised planting beds previously used for growing vegetables, providing an opportunity to reinstate a productive garden area.
The garden also features an ivy-covered boundary wall, established shrubs and a metal pedestrian access gate, with paved sections providing access throughout.
On the opposite side of the property, a pathway connects the front and rear gardens and accommodates a Samsung air source heat pump, which forms part of the property's heating system.

Floorplan



Ground Floor Building 1





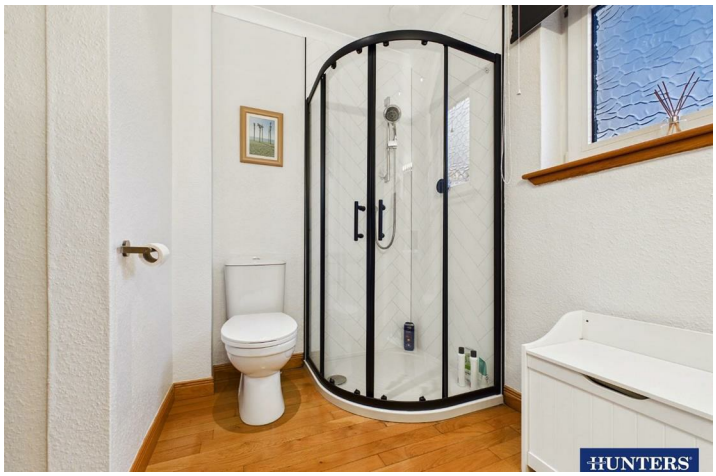


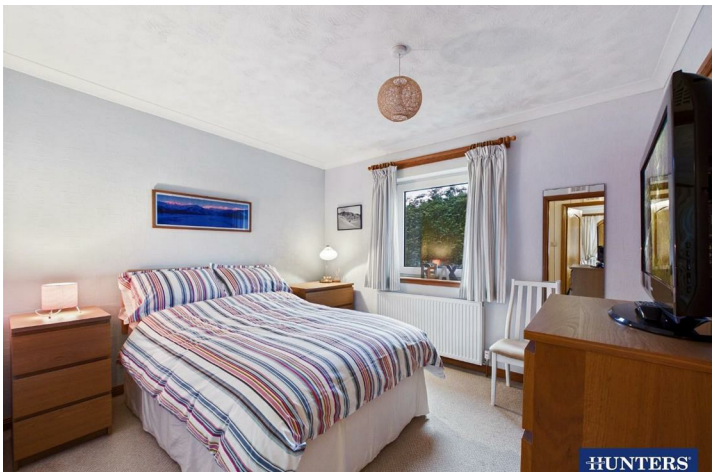




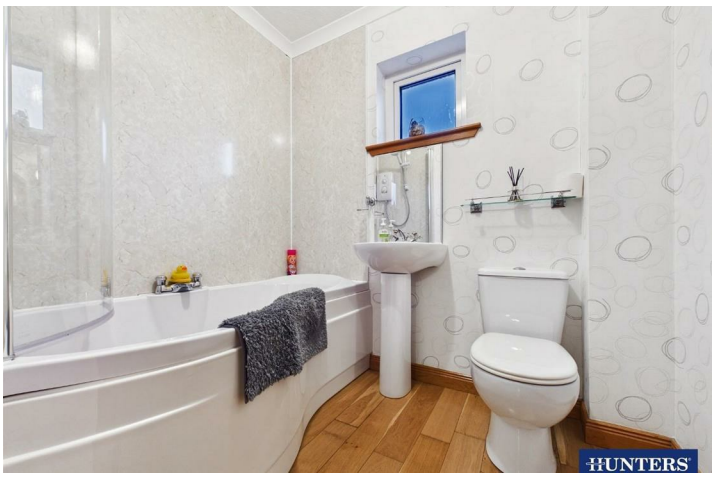








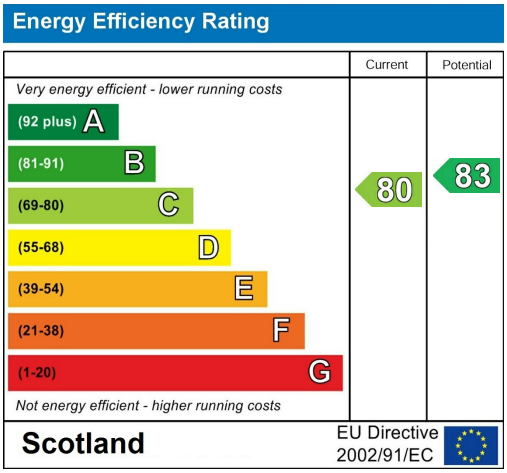


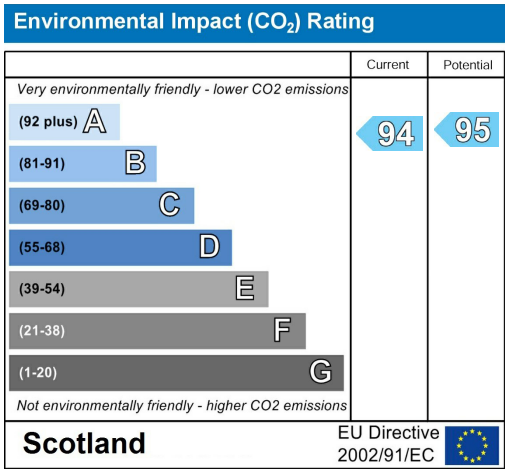






Energy Efficiency Graph





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







HUNTERS®

HERE TO GET *you* THERE

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.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
https://www.hunters.com

The Property Ombudsman