



Arrol Drive

Dumfries, DG1 1UD

Offers Over £150,000



- Spacious two-bedroom detached bungalow
- Bright and spacious L-shaped lounge/dining room
- Two double bedrooms with built-in wardrobes
- Large rear garden backing onto surrounding fields and farmland
- Excellent opportunity to modernise and create a fantastic long-term home
- Generous corner plot position within a quiet cul-de-sac setting
- Kitchen with access to both the rear and side gardens
- Useful internal storage throughout the property
- Off-street parking for approximately two to three vehicles
- EPC – D | Council Tax Band – D

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Hunters Dumfries are pleased to present for sale this spacious two-bedroom detached bungalow, occupying a generous corner plot position within a quiet cul-de-sac in the popular Heathhall area of Dumfries. Offering well-proportioned accommodation throughout together with excellent long-term potential, the property presents an exciting opportunity for buyers seeking a bungalow they can modernise and personalise to their own taste and specification.

Property Launch – Friday 22nd May 2026 from 12 noon until 2pm.

Viewings are strictly by appointment only – call Hunters Dumfries on 01387 245898 to book your viewing slot today.

Internally, the property is structurally sound but would now benefit from significant cosmetic upgrading throughout. The accommodation comprises an entrance hallway with useful storage, a spacious L-shaped lounge/dining room, kitchen with access to the side gardens, shower room and two double bedrooms, both benefiting from built-in wardrobes. The property also benefits from double glazing and gas central heating.

Externally, the bungalow enjoys an excellent-sized corner plot with gardens to the front, side and rear together with off-street parking for approximately two to three vehicles and a useful storage shed. The rear garden is a particularly strong feature of the property, offering a generous lawned area with mature trees and shrubs to the boundary whilst backing onto surrounding farmland and open fields, creating a pleasant outlook and a good degree of privacy.

Arrol Drive enjoys a peaceful cul-de-sac setting with no passing traffic, while Heathhall remains one of Dumfries' most popular residential areas thanks to its excellent access to local amenities, public transport links, schooling and Dumfries town centre. A range of convenient shopping, healthcare facilities and everyday services are all within easy reach, making the location particularly well suited to a wide range of buyers.

EPC – D | Council Tax Band – D

Tel: 01387 245898

Entrance Hall

The property is entered via the front door into the entrance hallway, which provides access through to the main accommodation. The hallway includes a useful storage cupboard housing the fuse box, alarm system and a heavy-duty safe. A second internal storage cupboard houses the hot water tank and shelving, providing further practical storage space.

Lounge/Dining Room

The lounge/dining room is a spacious L-shaped reception room with a large front-facing window allowing an excellent amount of natural light into the space. The layout comfortably accommodates both lounge and dining furniture, creating a flexible and practical main living area.

Kitchen

The kitchen offers a range of wall and floor-mounted storage units together with a stainless steel sink and drainer. There is space for a fridge freezer, washing machine and cooker, while a useful storage cupboard with shelving provides additional practicality.

The kitchen also houses the Baxi boiler and benefits from a UPVc door providing direct access to side of the property.

Bedroom One (Rear)

Bedroom one is positioned to the rear of the property and is a well-proportioned double bedroom benefiting from built-in wardrobes and a large window overlooking the rear garden.

Bedroom Two (Front)

Bedroom two is positioned to the front of the property and is again a double bedroom with built-in wardrobes and a large front-facing window allowing good natural light into the room

Shower Room

The shower room comprises a shower enclosure, wash hand basin and low-level WC with tiling to waist height.

External Front

To the front, the property benefits from a low-maintenance garden area mainly laid with loose stone together with a pathway leading to the front entrance door.

External Rear

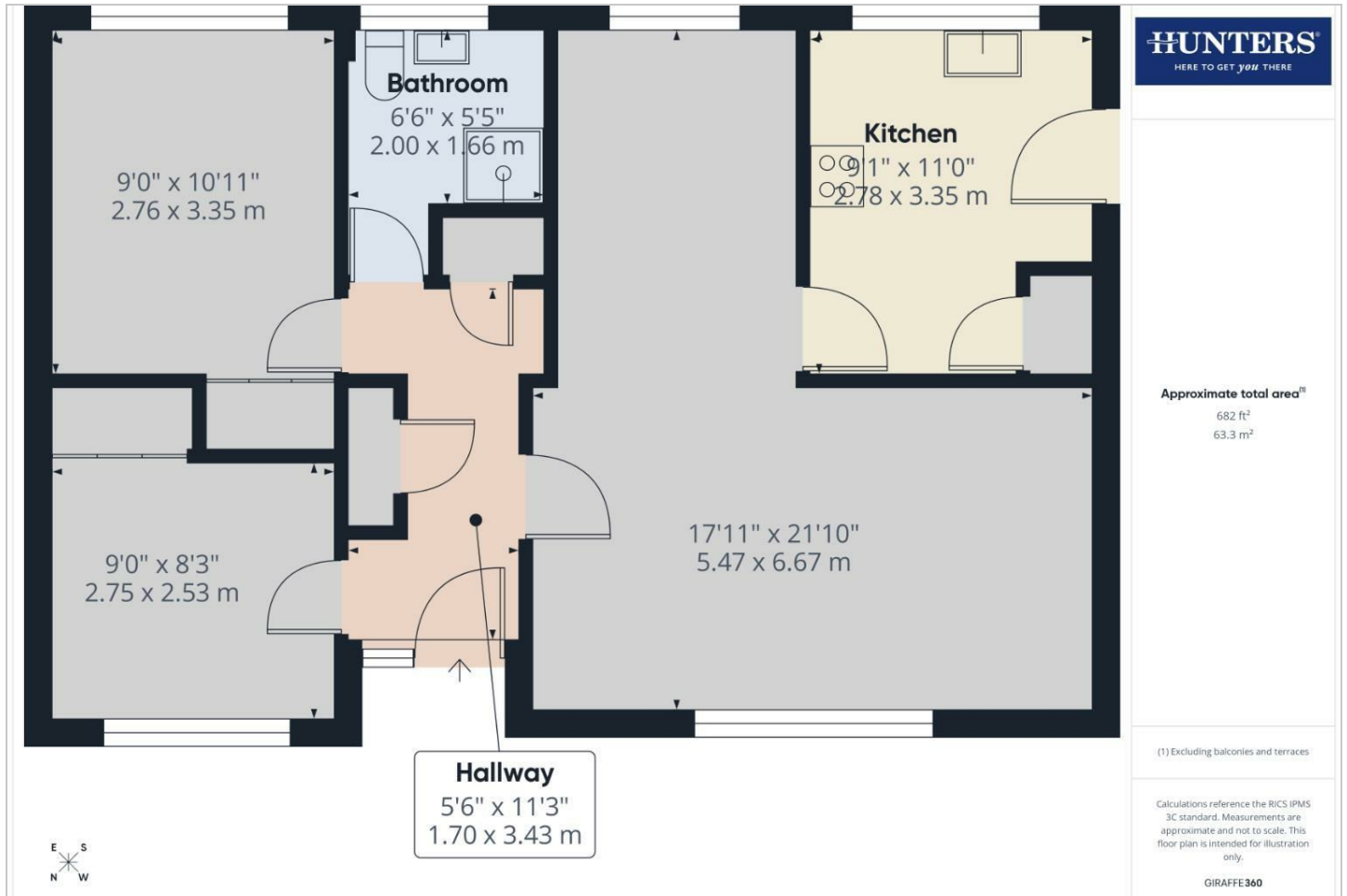
The rear garden is a generous size and is mainly laid to lawn with a drying green. Mature trees and shrubs form the rear boundary, while the property backs onto surrounding farmland and open fields, providing a pleasant outlook and a good sense of privacy.

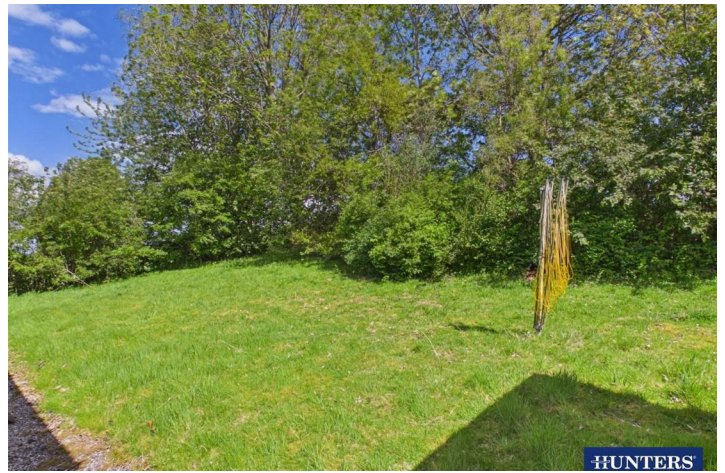
A loose stone pathway continues around the side of the property linking the rear garden back to the front.

Parking/Driveway

To the side of the property, there is off-street parking for approximately two to three vehicles together with a useful storage shed.

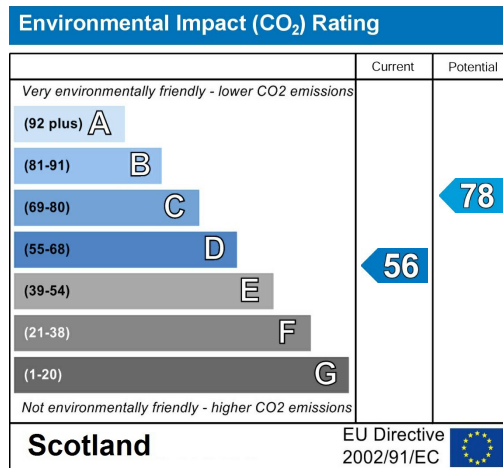
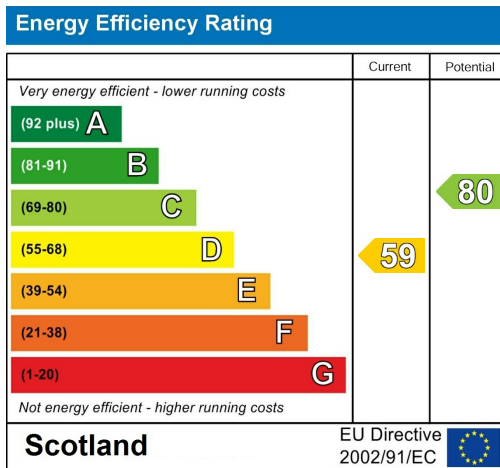
Floorplan







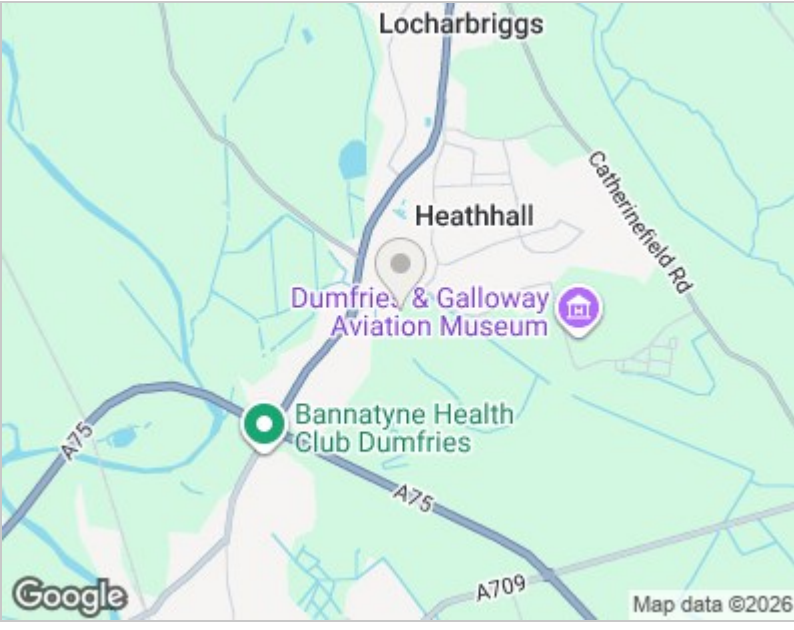
Energy Efficiency Graph



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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