



HUNTERS®

Ruthwell, Dumfries, DG1 4NY

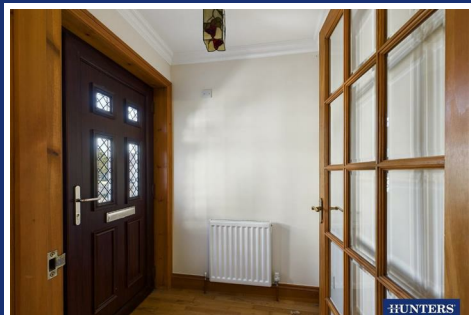
Offers Over £270,000



- Two-bedroom detached L-shaped bungalow
- Attractive open countryside outlook to the rear
- Kitchen/dining room with integrated appliances
- Two well-proportioned double bedrooms
- Peaceful setting within Ruthwell Station
- Particularly spacious front-to-rear lounge
- Separate utility room with Grant oil-fired boiler
- Spacious bathroom with separate bath and shower
- Generous off-road parking, patio and rear garden
- EPC Rating: C | Council Tax Band: E

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Offers Over £270,000



Set within the peaceful village of Ruthwell Station, The Orchard is an attractive two-bedroom detached bungalow offering generous single-storey accommodation, excellent parking and a wonderful open outlook across neighbouring farmland and countryside.

The L-shaped layout centres around a spacious hallway and offers an easy flow throughout. The impressive lounge stretches from front to rear, with twin windows and French doors opening directly onto the patio and garden, bringing plenty of natural light into the room and making the rural outlook part of everyday life. A well-equipped kitchen/dining room provides ample space for cooking and dining, complemented by a separate utility room housing the oil-fired central-heating boiler.

Both bedrooms are well-proportioned doubles positioned to the rear. Bedroom One enjoys its own French doors onto the patio, while Bedroom Two benefits from countryside views and substantial wardrobe storage. A generously sized bathroom, complete with separate bath and corner shower, completes the accommodation.

Outside, a generous driveway provides excellent off-road parking, with pathways continuing around the bungalow. The rear garden has been unattended while the property has stood vacant and would benefit from some attention, but offers excellent space for relaxing, entertaining or simply enjoying the peace of the setting. A paved patio, garden shed, external power and lighting and a neatly fenced oil-tank enclosure add further practicality.

For anyone seeking a detached home away from the bustle, The Orchard combines space, privacy and countryside living while remaining within easy reach of Dumfries and Annan.

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

Tel: 01387 245898

Entrance Porch

A welcoming entrance porch finished with laminate flooring and ceiling coving, with a radiator and access through to the central hallway.

Central Hallway

A spacious central hallway forming the hub of the accommodation and providing access to all principal rooms. Finished with fitted carpet, ceiling coving and timber internal doors, with a radiator and loft access. There is also a useful storage cupboard housing the hot water cylinder and associated equipment.

Lounge

A particularly spacious and bright lounge extending across a generous footprint, with twin windows to the front and French doors to the rear providing excellent natural light and direct access onto the patio and garden. A marble-style fireplace with inset electric fire provides an attractive focal point, while fitted carpet, ceiling coving and timber detailing complete the room. The generous proportions provide plenty of flexibility for a range of lounge furniture.

Inner Hallway

Leading from the central hallway and providing access to the utility room and kitchen/dining room.

Kitchen/Diner

A well-equipped kitchen/dining room combining a fitted kitchen with a clearly defined dining area. The kitchen incorporates a range of cream Shaker-style wall and base units with contrasting work surfaces and tiled splashbacks, together with a one-and-a-half bowl sink with drainer and mixer tap.

Integrated appliances include a Lamona electric hob with contemporary extractor above, built-in oven and microwave, together with a dishwasher. Multiple windows and recessed ceiling spotlights provide good illumination. The adjoining dining area offers ample space for a family dining table and benefits from its own window, radiator and ceiling coving.

Utility Room

A useful utility room fitted with complementary cream storage units, including wall cupboards and a tall pantry-style unit, together with a timber-effect work surface and space for a fridge/freezer. The room houses the Grant oil-fired central-heating boiler and electrical meter equipment.

Further features include practical vinyl flooring, a traditional ceiling-mounted clothes airer, radiator and an external door providing direct access to the garden.

Bedroom One

A generously proportioned double bedroom positioned to the rear of the property, with French doors providing plenty of natural light and opening directly onto the patio and rear garden. The room offers ample space for a full range of bedroom furniture and further benefits from fitted carpet, decorative coving and a radiator.

Bedroom Two

A well-proportioned second double bedroom positioned to the rear of the property, with a window providing natural light

and an outlook towards the rear garden and countryside beyond. The room is carpeted and benefits from decorative coving, a radiator and a substantial wardrobe with mirrored central doors, providing excellent storage space.

Bathroom

A generously proportioned bathroom fitted with a comprehensive suite comprising a curved corner shower enclosure with glazed sliding doors, separate bath, low-level WC and wash hand basin set within a useful vanity unit with storage beneath.

The room is extensively tiled in a light finish, complemented by contrasting feature tiling within the shower enclosure and a decorative border. Further features include tiled flooring, recessed ceiling spotlights, radiator and a frosted window providing natural light and privacy.

External Front

The property occupies a pleasant position within Ruthwell Station, with the L-shaped bungalow set back from the road and enjoying a peaceful village setting. The frontage provides access to the main entrance, with the driveway continuing alongside the property.

Driveway

A generous private driveway runs along the side of the property, providing off-road parking for multiple vehicles and access towards the side and rear garden.

External Rear

A block-paved patio extends immediately across the rear of the property and can be accessed directly through French doors from both the lounge and Bedroom One, creating a particularly good connection between the internal and external space.

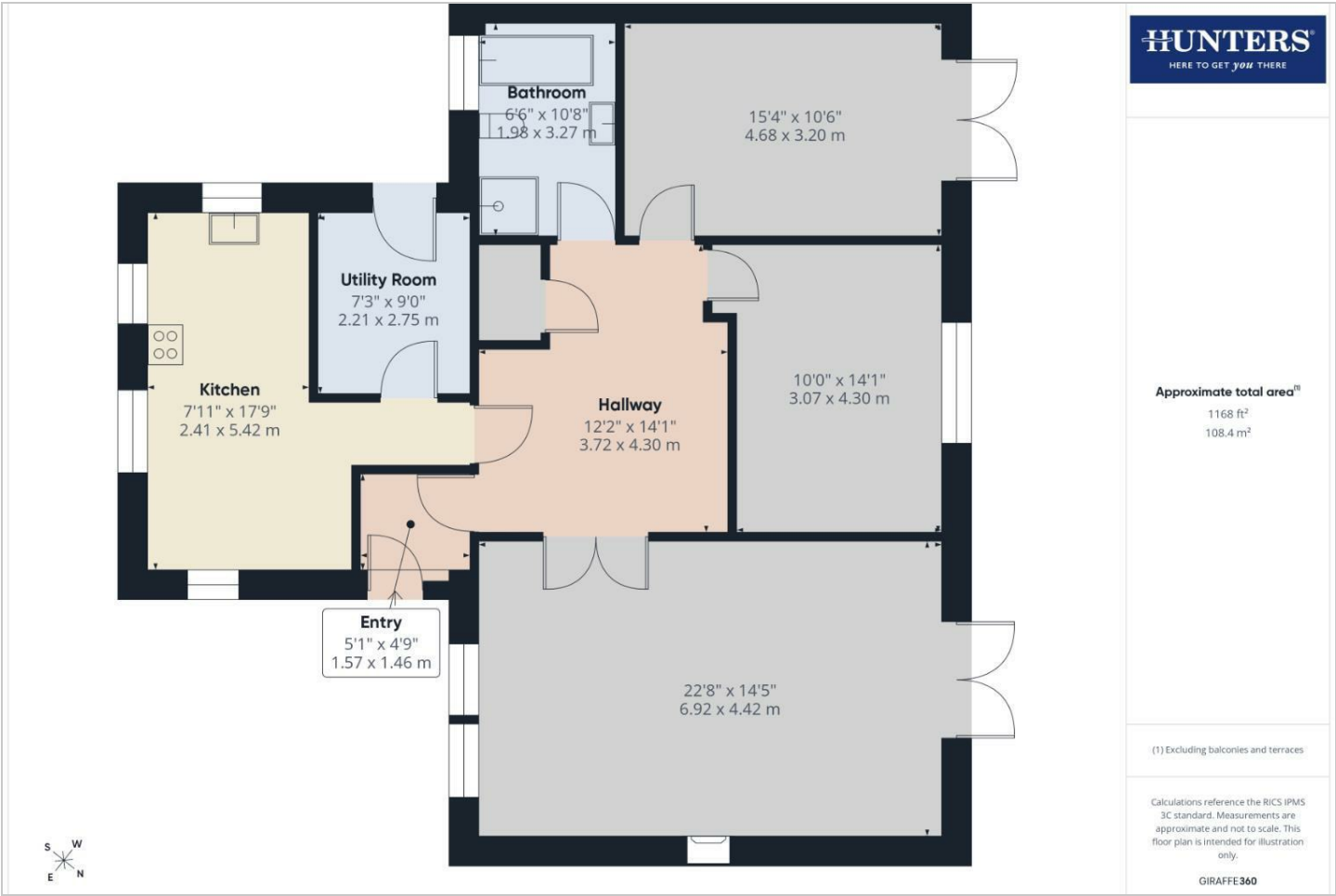
Beyond the patio, a low retaining wall leads to the main garden area, which is generously proportioned and enjoys an attractive open outlook across neighbouring farmland and countryside. The garden has been unattended during the period the property has stood vacant and would now benefit from some attention, but provides an excellent amount of usable outdoor space with considerable scope for a new owner to make their own.

Further features include a timber garden shed, external power and lighting, with pathways continuing around the property.

External Side

A pathway runs along the side of the bungalow, providing access between the front and rear of the property. The oil storage tank is positioned within its own fenced enclosure, keeping it neatly screened from the remainder of the outside space. Gated access continues through to the rear garden.

Floorplan

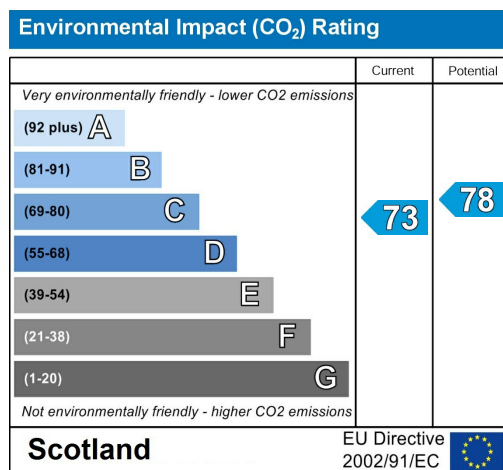
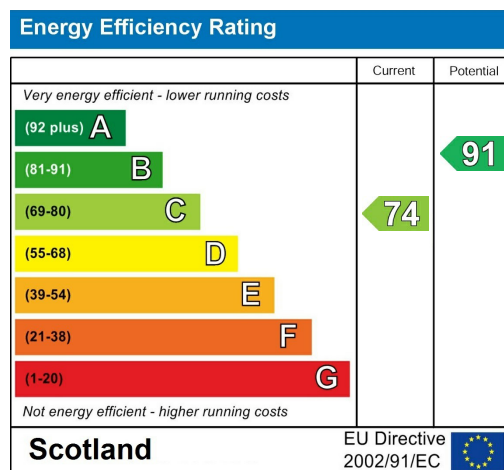






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Energy Efficiency Graph



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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