



## Terregles Road

Dumfries, DG2 9HB

Offers Over £200,000

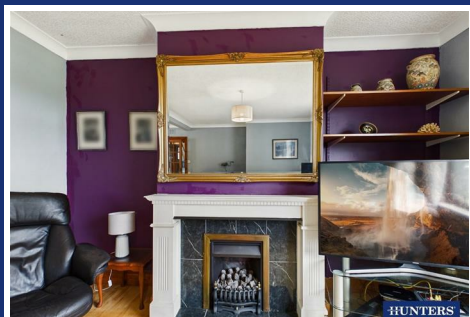


- Two-bedroom detached bungalow
- Recently refreshed fitted kitchen
- Two partitioned attic rooms
- Generous front and rear gardens
- Sought-after Terregles Road location
- Spacious L-shaped lounge/diner
- Two generous double bedrooms
- Potential for further development, subject to consents
- Driveway parking for three to four vehicles
- EPC Rating: D | Council Tax Band: D

# Terregles Road

Dumfries, DG2 9HB

Offers Over £200,000



Hunters Dumfries are delighted to present this well-presented two-bedroom detached bungalow, occupying an established position on the highly regarded Terregles Road in Dumfries. Offering spacious single-level accommodation, generous gardens and excellent off-road parking, the property is ideally suited to downsizers, first-time buyers or those seeking a comfortable bungalow with additional potential.

Internally, the accommodation comprises a bright entrance porch and inner hallway, spacious L-shaped lounge/dining room with dual-aspect windows and inset gas fire, a recently refreshed fitted kitchen, two generous double bedrooms and a family bathroom. Gas central heating and double glazing are provided throughout, while the overall presentation allows purchasers to move in and enjoy the home from the outset.

A particular feature is the attic, accessed via a pull-down loft ladder and currently partitioned into two useful rooms. The space offers excellent additional storage and potential for future development or reconfiguration, subject to all necessary planning permissions, building warrants and relevant consents.

Externally, the property enjoys lawned gardens to the front and rear, a traditional sandstone boundary wall and a long driveway providing parking for approximately three to four vehicles. The rear garden is predominantly laid to lawn with mature hedging and established boundaries, creating a pleasant outdoor space for relaxing, entertaining or gardening.

Terregles Road is a sought-after residential location with excellent access to Dumfries town centre, local shops, schools, cafés, restaurants and everyday amenities. Dumfries & Galloway Royal Infirmary is also approximately five minutes away by car.

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

EPC Rating: D | Council Tax Band: D

Tel: 01387 245898

### 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.



Floorplan



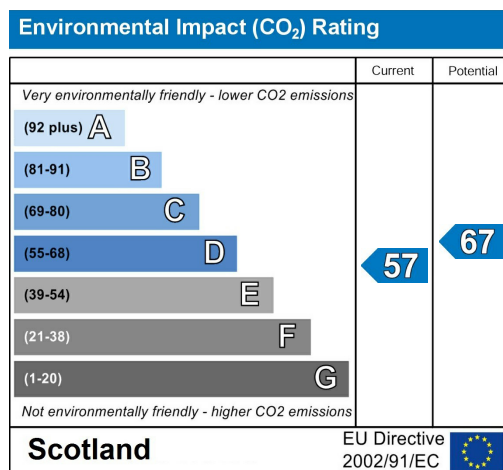
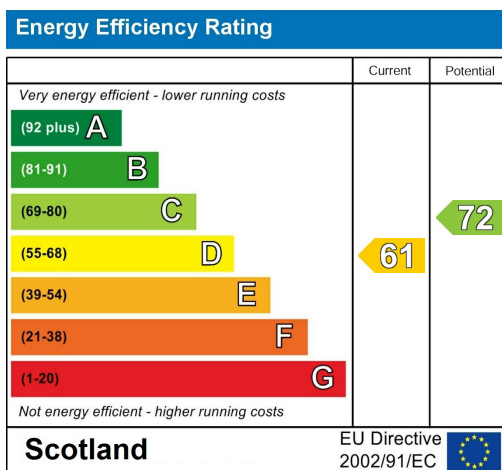








## Energy Efficiency Graph

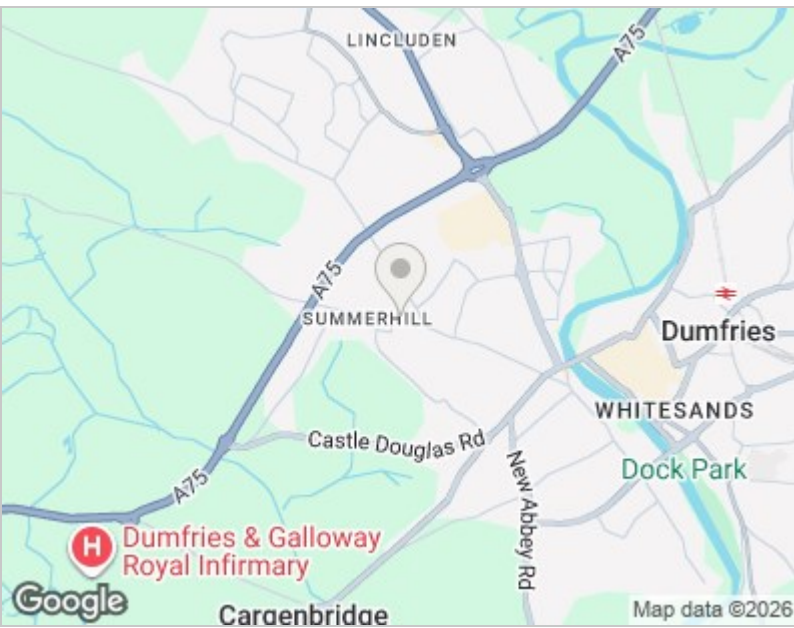


## Viewing

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.

Moat Brae, 101 George St, Dumfries, DG1 1EA  
Tel: 01387 245898 Email: [dumfries@hunters.com](mailto:dumfries@hunters.com)  
<https://www.hunters.com>

