



27, Queensberry Beeches
Thornhill
DG3 5DD
Offers in the region of £325,000



 **01387 739000**
 **info@jhslaw.co.uk**

27, Queensberry Beeches, Thornhill, DG3 5DD

PROPERTY SUMMARY

Occupying a generous plot with outstanding views across the Nithsdale countryside, this detached bungalow offers spacious, flexible accommodation in a peaceful setting.

Well presented throughout, the property features four well-proportioned bedrooms, including a principal bedroom with en-suite, generous reception rooms, a well-equipped kitchen and an attached double garage.

Outside, the extensive wraparound gardens and ample off-street parking further enhance this wonderful home.

The popular village of Thornhill has excellent local amenities as well as the highly regarded Wallace Hall Academy, all of which are all within easy reach.

EPC: D.

- *Countryside Views*
- *Thriving Local Community*
- *Wraparound Gardens*
- *Spacious Living*
- *Sought-After Location*
- *Large Garage*

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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Property Description

Situated within impressive grounds overlooking the picturesque Nithsdale countryside, this detached bungalow offers spacious, versatile accommodation in a truly idyllic setting.

Beautifully maintained and presented in neutral décor throughout, this move-in-ready home offers flexible living space ideal for families or those seeking single-level accommodation. The property comprises an entrance vestibule, hallway, lounge, dining room, well-appointed kitchen, utility room, four bedrooms (including a principal bedroom with en-suite shower room), a family bathroom and an attached double garage. The property further benefits from double glazing and oil-fired central heating throughout.

The extensive wraparound gardens are a particular highlight, being predominantly laid to lawn with attractive planting beds, mature shrubs and paved patio areas that provide the perfect setting for relaxing or entertaining while taking in the beautiful countryside views. To the front of the property, a large driveway provides ample off-street parking for several vehicles.

The property is located in the highly desirable village of Thornhill, renowned for its thriving community, independent shops, cafés, restaurants, golf course and the highly regarded Wallace Hall Academy, which provides both primary and secondary education. Outdoor enthusiasts will appreciate the abundance of scenic walks throughout the surrounding countryside, as well as enjoying the grounds at the nearby Drumlanrig Castle, one of Scotland's finest 17th-century stately homes and estates. Thornhill is approximately 16 miles north of Dumfries, the region's largest town, with regular bus services available. Rail connections can be accessed from nearby Sanquhar Station, offering direct services to Glasgow.

Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this exceptional property has to offer.



Vestibule

5'6" x 3'11" (or thereby)

A bright and welcoming entrance to the property, providing access into the main hallway.

Hall

The spacious central hallway provides access to all accommodation and benefits from three built-in storage cupboards.

Lounge

16'0" x 13'9" (or thereby)

A generous reception room enjoying lovely views over the surrounding gardens and countryside. Patio doors provide direct access to the garden, while an attractive electric stove with feature fireplace creates a warm focal point.

Dining Room

13'9" x 9'2" (or thereby)

Positioned between the lounge and kitchen, the dining room enjoys pleasant views over the gardens and surrounding countryside, making it an ideal space for family meals and entertaining.

Kitchen

16'4" x 14'1" (or thereby)

A well-equipped kitchen fitted with a range of wall and base units, incorporating an integrated dishwasher, fridge, two NEFF ovens, a NEFF microwave and a hob. Patio doors provide direct access to the garden, allowing plenty of natural light to flood the room.

Utility Room

9'6" x 5'6" (or thereby)

Accessed from the kitchen, the utility room is fitted with additional wall and base units, a stainless steel sink and drainer, space for white goods, and provides internal access to the garage.





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Bedroom One

12'5" x 11'5" (or thereby)

A spacious double bedroom overlooking the rear garden, complete with built-in wardrobes and access to the en-suite shower room.

En-Suite

9'6" x 6'6" (or thereby)

A modern en-suite comprising a large shower enclosure, vanity unit with excellent storage, wash hand basin and WC.

Bedroom Two

11'9" x 9'6" (or thereby)

A well-proportioned double bedroom overlooking the front of the property and benefiting from a built-in wardrobe.

Bedroom Three

11'5" x 9'6" (or thereby)

A further spacious double bedroom with a built-in wardrobe.

Bedroom Four

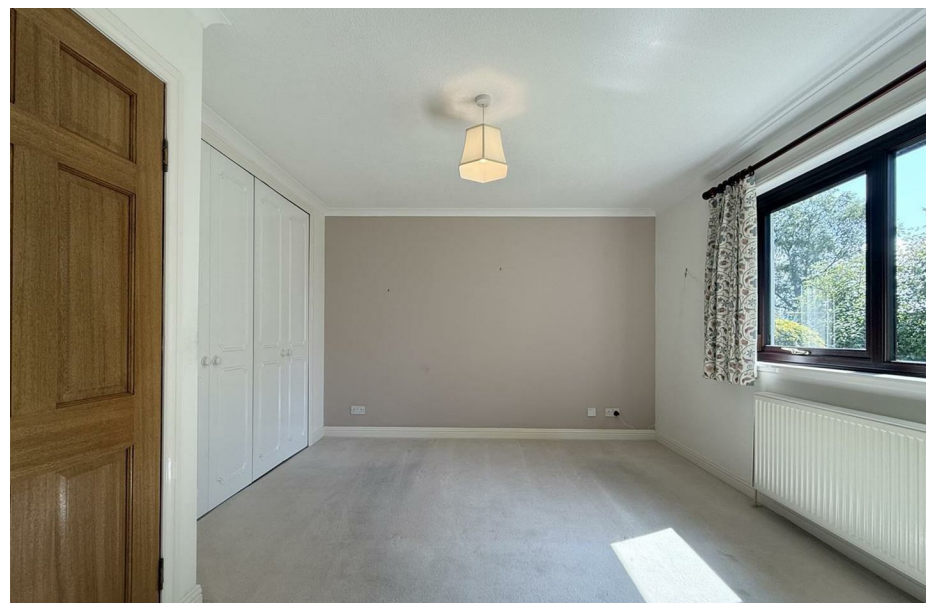
9'10" x 7'2" (or thereby)

The comfortable fourth bedroom is a single bedroom, ideal as a guest room, nursery or home office, also featuring a built-in wardrobe.

Bathroom

9'10" x 7'10" (or thereby)

The family bathroom is fitted with a bath with shower over, a large vanity unit with ceramic wash hand basin and a WC.





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Garage

23'11" x 16'4" (or thereby)

A substantial attached garage offering excellent space for vehicle parking, storage or workshop use, with potential for further development, subject to the necessary consents.

Outside

The beautifully landscaped wraparound gardens provide an exceptional outdoor space, combining expansive lawns with mature planting, attractive flower beds and paved seating areas. The generous driveway to the front offers ample off-street parking for multiple vehicles. The gardens enjoy outstanding open views across the surrounding Nithsdale countryside, creating a peaceful and private setting that perfectly complements this impressive home.

Viewing

By arrangement with the Selling Agents.





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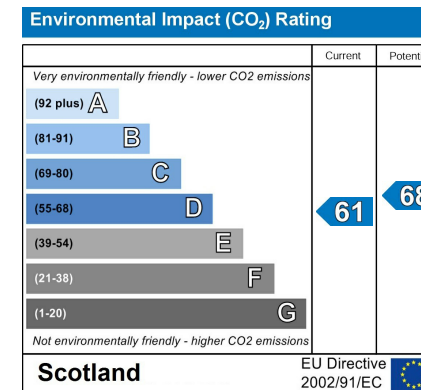
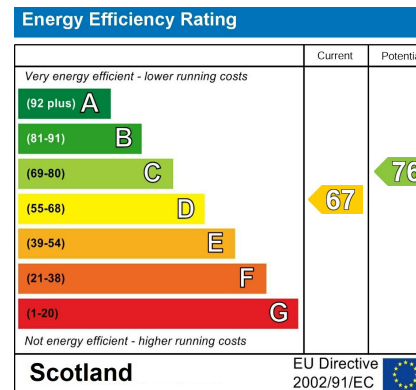
GROUND FLOOR



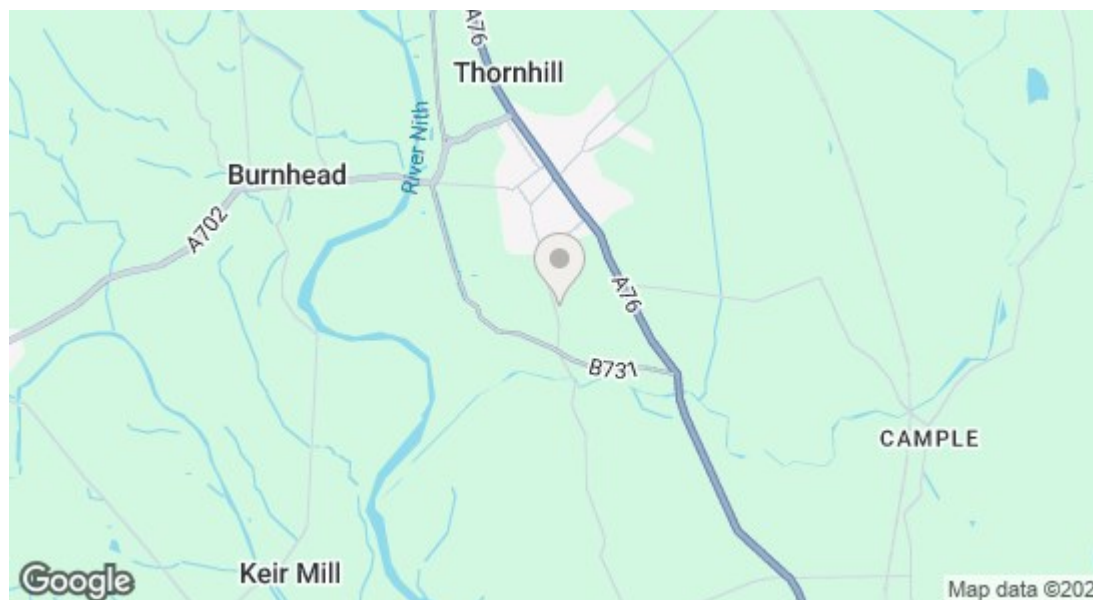
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	G	D	D



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.





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