



## Haining Avenue

Dumfries, DG1 3FY

Offers Over £310,000



- Executive Detached Family Home on a Generous Corner Plot
- Situated within the Popular and Established Summerpark Development
- Modern Dining Kitchen with Integrated Appliances and Adjoining Utility Cupboard
- Four-Piece Family Bathroom plus Downstairs WC/Cloakroom
- Driveway Parking for Two Vehicles plus a Detached Single Garage
- Ideal Family Home in Turn-Key Condition
- Spacious Dual-Aspect Living Room with Bay Window
- Four Bedrooms with Master En-Suite Shower Room
- Thoughtfully Landscaped and Low-Maintenance Gardens
- EPC - C

# Haining Avenue

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PROPERTY LAUNCH - Tuesday 10th February between 12noon and 2pm. Contact Hunters today to schedule your private viewing appointment.

Offered to the market in impeccable condition throughout, this executive four-bedroom, double bay-fronted family home provides exceptional accommodation that has been thoughtfully configured and finished to an exacting standard, making it ideal for modern-day living. Internally, the property boasts a bright and airy interior, including a spacious dual-aspect living room with direct access to the rear garden, alongside a contemporary dining kitchen featuring integrated appliances, generous dining space with two bay windows, a convenient adjoining utility cupboard, and a handy downstairs WC/cloakroom for guests and everyday practicality. To the first floor are four well-proportioned bedrooms, two of which benefit from fitted wardrobes, complemented by a master en-suite shower room and a convenient four-piece family bathroom. Externally, the enclosed rear garden has been thoughtfully landscaped to create a low-maintenance yet inviting space for outdoor enjoyment, play and relaxation, while ample off-street parking is available to the side of the property together with a detached single garage. A fantastic home presented in outstanding condition, contact Hunters Dumfries today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - F.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, and WC/cloakroom, radiator, and stairs to the first floor landing with an under-stairs cupboard.

### LIVING ROOM

Double glazed bay window to the front aspect, double glazed patio doors to the rear garden, two radiators, and a fireplace with gas fire unit (currently disconnected).

### DINING KITCHEN

Kitchen Area:

Contemporary fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, integrated under-counter fridge, integrated under-counter freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, internal door to the utility cupboard, external door to the rear garden, and a double glazed window to the rear aspect.

Dining Area:

Double glazed bay window to the front aspect, double glazed bay window to the side aspect, and two radiators.

### UTILITY CUPBOARD

Fitted wall units, fitted worksurface with tiled splashbacks above, space and plumbing for a washing machine, space for a tumble drier, radiator, and an extractor fan.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashbacks, extractor fan, and a radiator.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to four bedrooms and family bathroom, radiator, and a loft-access point.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, fitted wardrobes, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and fitted wardrobes.

### BEDROOM FOUR

Double glazed window to the front aspect, radiator, and a built-in cupboard with water cylinder internally.

## FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub, and shower enclosure with mains shower unit. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a garden area with artificial lawn and metal fence to the boundaries. The block-paved driveway is located to the side of the property and accommodates parking for two vehicles. Additionally, there is a small gravelled garden area beside the driveway, along with an access gate to the rear garden.

Rear Garden:

To the rear of the property is a large, enclosed and low-maintenance garden. The garden includes a paved seating area directly outside the living room patio doors, a large artificial lawn, a timber garden shed, a selection of mature trees and shrubs, and an external cold water tap.

## GARAGE

Detached single garage complete with manual up and over garage door, pedestrian access door, and lighting internally.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - contracts.occupiers.nervy

## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

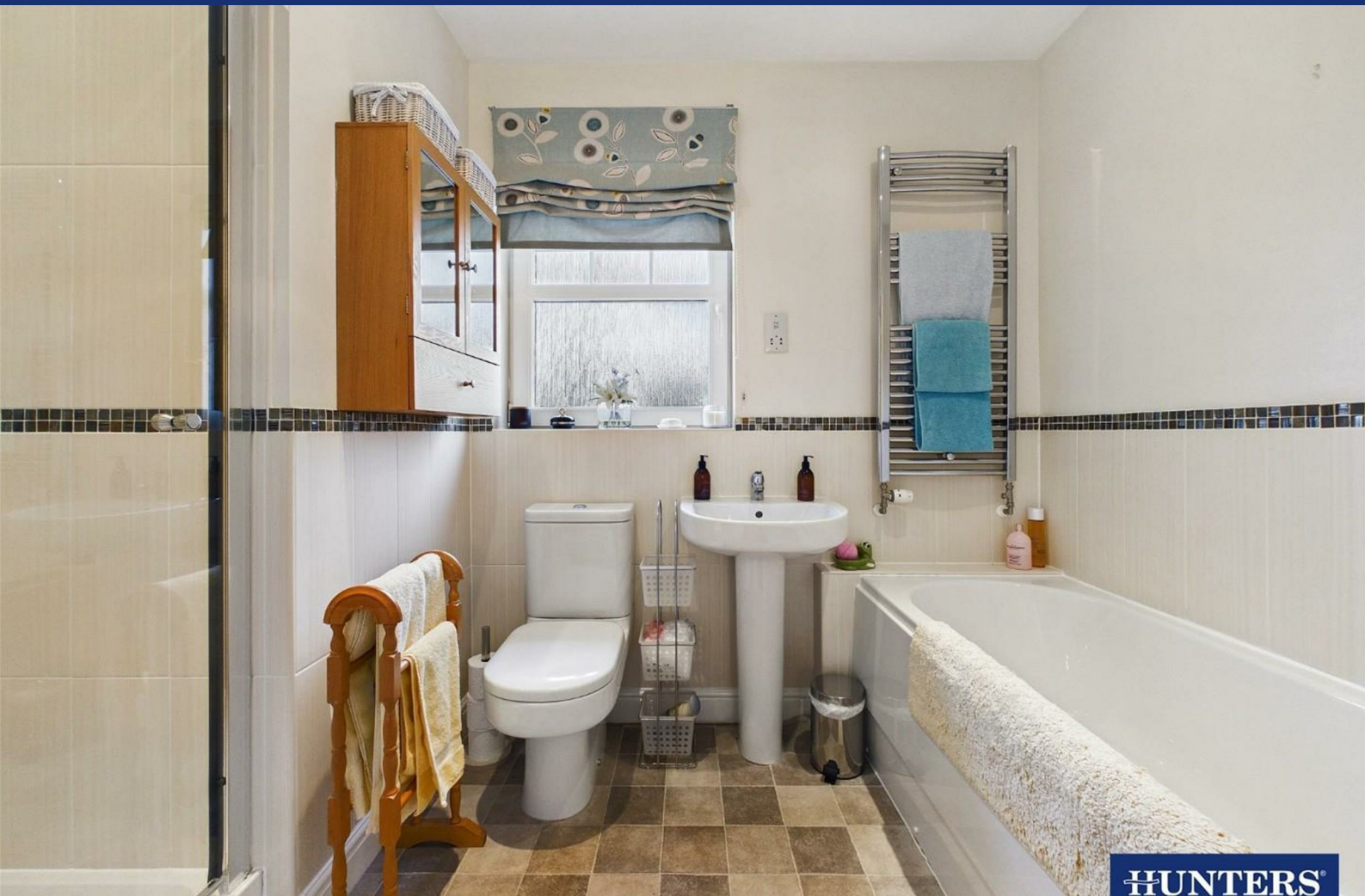
## HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

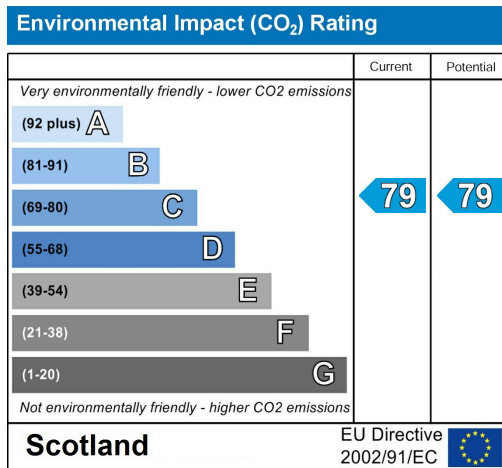
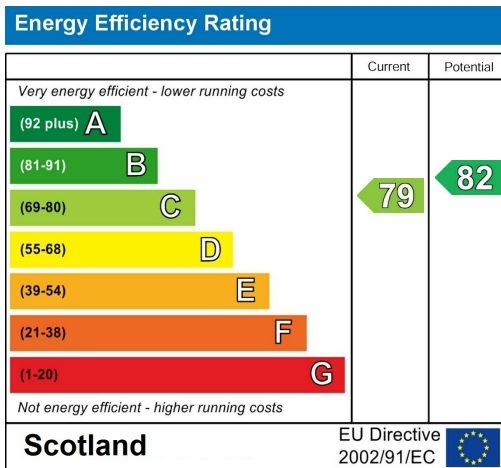
# Floorplan







### Energy Efficiency Graph



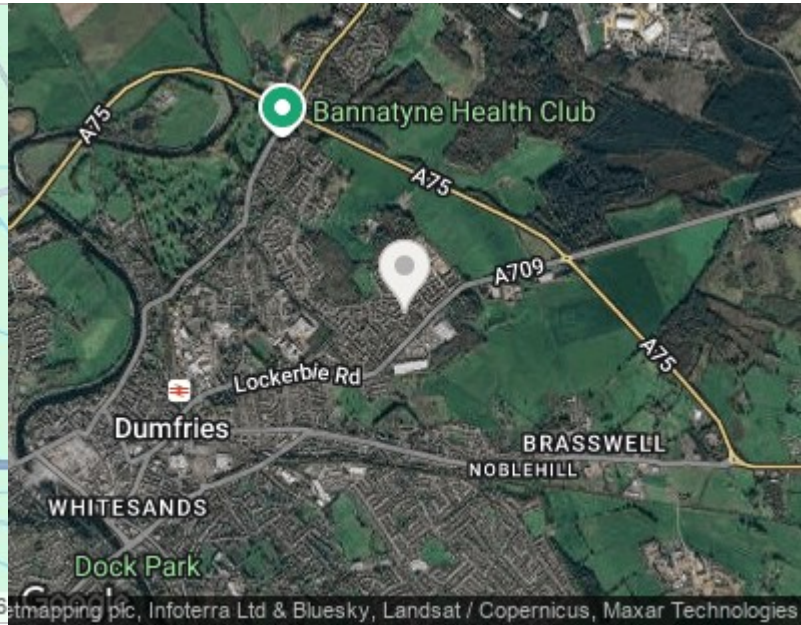
### Viewing

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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