



Haining Drive

Dumfries, DG1 3GF

Offers Over £230,000

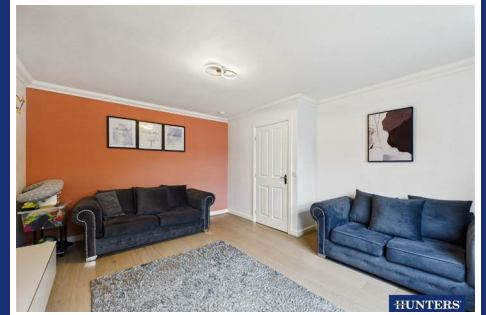
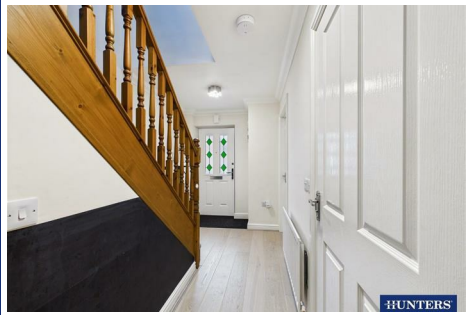


- Beautifully presented three-bedroom semi-detached home
- Two double bedrooms and versatile single bedroom
- Spacious lounge with contemporary media feature wall
- Separate utility room and ground-floor cloakroom WC
- Block-paved driveway and detached garage with power and lighting
- Popular modern Summerpark residential setting
- Principal bedroom with private en suite shower room
- Modern kitchen/dining room with French doors to garden
- Outstanding landscaped rear garden with pergola and decking
- EPC Rating: C | Council Tax Band: E

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Beautifully presented throughout and ready to move into, this attractive three-bedroom semi-detached home occupies a desirable position within Summerpark, one of Dumfries' popular modern residential developments. With generous accommodation, a detached garage and a beautifully landscaped rear garden, it offers an excellent setting for modern family life.

The welcoming entrance hall leads to a spacious lounge featuring a contemporary timber-slat media wall, while the modern kitchen/dining room provides a natural hub for everyday living. With integrated appliances, ample dining space and French doors opening directly onto the patio, the layout is particularly well suited to family meals and entertaining. A separate utility room, ground-floor WC and useful understairs storage add everyday practicality.

Upstairs are two comfortable double bedrooms, including a principal bedroom with private en suite and space for a home office, alongside a versatile third single bedroom and a modern family bathroom with rainfall-style shower over the bath.

The rear garden is a real highlight. A substantial patio with timber pergola leads onto a lawn framed by established planting, with a curved pathway continuing to an extensive composite deck with contemporary balustrading. The garden provides distinct spaces for dining, relaxing and family activities. Further benefits include a large side patio, a block-paved driveway and a detached garage with power, lighting and eaves storage.

Summerpark offers convenient access to local schools, supermarkets, the Peel Centre and Dumfries town centre, making this an appealing choice for buyers seeking a modern home with plenty of space inside and out.

EPC Rating: C | Council Tax Band: E

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

Tel: 01387 245898

Entrance Hall

A welcoming ground-floor entrance hall finished with attractive laminate flooring and stylish ceiling lighting. The hallway provides access to the lounge, kitchen/dining room and cloakroom WC, together with a cupboard housing the electrical consumer unit. A generously sized understairs storage cupboard, complete with lighting, provides excellent additional storage space.

Lounge

A spacious and beautifully presented lounge with a double-glazed window to the front providing plenty of natural light. Attractive laminate flooring continues through from the entrance hallway, complemented by stylish ceiling lighting and decorative coving. A striking vertical timber-slat feature wall creates a contemporary focal point, incorporating a dedicated television and entertainment area with a low-level media unit beneath. The room offers comfortable proportions for a range of lounge furniture.

Kitchen/Dining Room

A beautifully presented kitchen/dining room offering an excellent combination of modern fittings and comfortable family dining space. The kitchen incorporates a comprehensive range of wall and base units with soft-closing doors and drawers, complemented by attractive work surfaces and a one-and-a-half bowl stainless-steel sink with drainer.

Integrated appliances include a stainless-steel gas hob, electric oven, matching extractor hood and dishwasher. A rear-facing window provides natural light, while recessed ceiling spotlights, practical vinyl flooring and central-heating thermostat controls complete the kitchen area.

The adjoining dining area provides ample space for a family dining table, with attractive wooden flooring and stylish ceiling lighting. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

Utility Room

A practical utility room accessed from the kitchen, providing additional worktop space and low-level storage units. The room benefits from plumbing for a washing machine, tiled splashbacks and a side-facing window providing natural light. Offering useful space for laundry appliances and household essentials, the utility room helps keep the main kitchen free from everyday clutter.

Ground Floor W.C

A generously proportioned ground-floor cloakroom fitted with a pedestal wash hand basin and low-level WC. The room features practical vinyl flooring, wall tiling to approximately waist height and tasteful decoration, providing a convenient addition to the ground-floor accommodation.

First Floor Landing

Stairs rise from the ground floor to a generously proportioned first-floor landing, providing access to all three bedrooms and the family bathroom. The landing also benefits from loft access and a useful cupboard housing a Santon Premier Plus unvented hot water cylinder and associated plumbing equipment.

Master Bedroom

A generously proportioned double bedroom positioned to the front of the property, with a double-glazed window providing excellent natural light. The room offers ample space for a full range of bedroom furniture, together with a useful area suitable for a home office or dressing space. Access to a private en suite shower room.

En Suite Shower Room

A well-appointed en suite shower room comprising a corner shower enclosure with power shower, pedestal wash hand basin and low-level WC. The room features laminate flooring, wall tiling to approximately waist height, full-height tiling within the shower enclosure, recessed ceiling spotlights and a shaver point. A double-glazed window to the front provides natural light.

Bedroom Two

A well-proportioned double bedroom positioned to the rear of the property, with a double-glazed window overlooking the rear garden. The room provides ample space for bedroom furniture and offers comfortable accommodation.

Bedroom Three

A bright single bedroom positioned to the rear of the property, with a double-glazed window overlooking the garden. The room would make an excellent child's bedroom, nursery or home office.

Family Bathroom

A generously proportioned family bathroom comprising a panelled bath with a contemporary dual-head shower system, featuring a large overhead rainfall showerhead, separate handheld shower attachment and glazed shower screen. A pedestal wash hand basin and low-level WC complete the suite.

The room benefits from wall tiling to approximately waist height, extending to full ceiling height around the bath and shower area. Further features include a side-facing double-glazed window, recessed ceiling spotlights, ceiling-mounted extractor fan and shaver point.

External Front

An attractive front garden predominantly laid to lawn, featuring a mature silver birch tree and a neatly maintained low hedge. A pathway leads from the pavement towards a sheltered entrance beneath a tiled canopy, with a decorative glazed front door and traditional lantern-style exterior lighting. The entrance is neatly finished with paved access and decorative gravel detailing.

External Side

A generously proportioned paved patio extends along the side of the property, offering a versatile, low-maintenance outdoor space suitable for seating and entertaining. The area is enclosed by full-height timber fencing, providing a good degree of privacy, with gated access and a brick retaining wall topped with established planting. A narrow decorative gravel border runs alongside the house, while the patio also provides a convenient area for wheelie-bin storage.

External Rear

An impressive and beautifully landscaped rear garden offering an exceptional amount of outdoor space for a three-bedroom semi-detached property. French doors from the kitchen/dining room open directly onto a generous paved patio, complemented by a substantial timber pergola creating an attractive setting for outdoor dining and entertaining.

A curved paved pathway winds through the lawn towards an extensive composite decking area occupying the far end of the garden. The decking provides a fantastic additional seating and entertaining space, finished with contemporary black metal balustrading and incorporating an established tree as a natural feature.

The garden is further enhanced by mature trees, shrubs and planted borders, with a combination of brick boundary walls and timber fencing providing enclosure. A rear gate provides access towards the detached garage.

Beyond the rear boundary wall, an additional strip of ground forms part of the property, incorporating a pathway and established boundary hedge.

Driveway/Parking

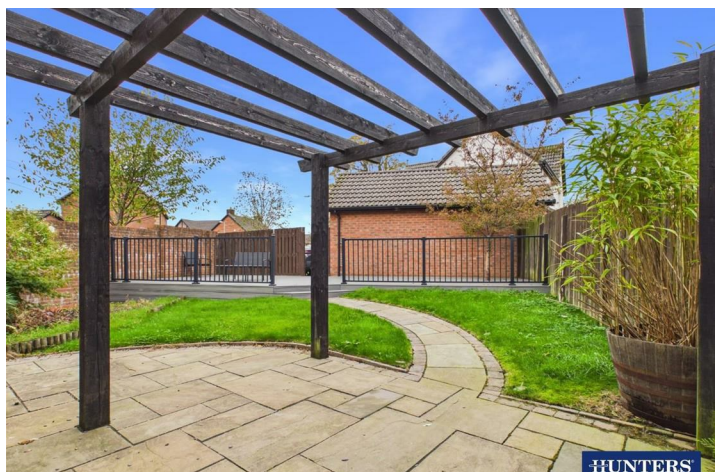
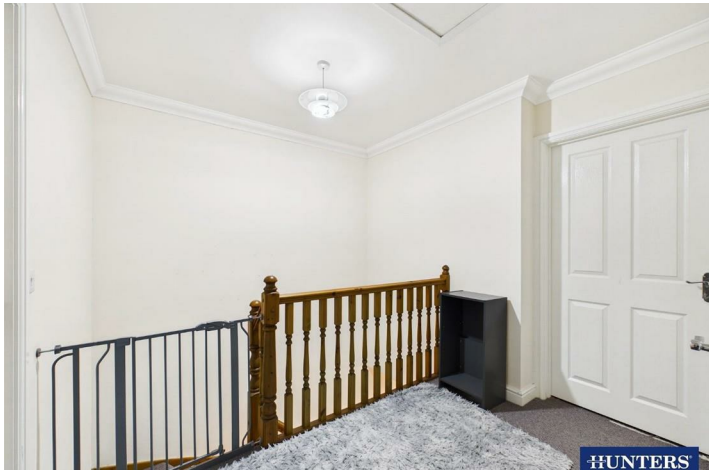
A block-paved driveway provides convenient off-street parking for one vehicle, with access to the detached garage.

Garage

A generously proportioned detached single garage accessed via an up-and-over garage door. The garage benefits from power and lighting, together with useful additional storage space within the roof eaves, making it suitable for vehicle parking, household storage or hobby equipment.

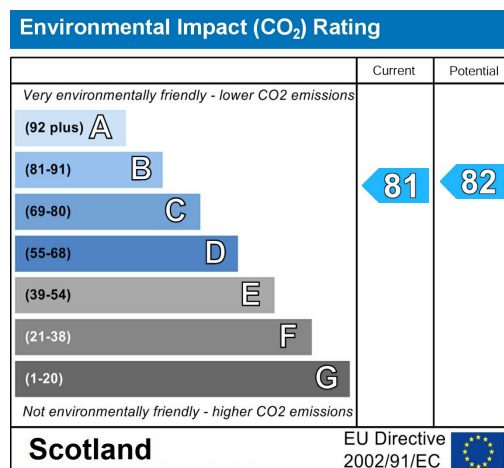
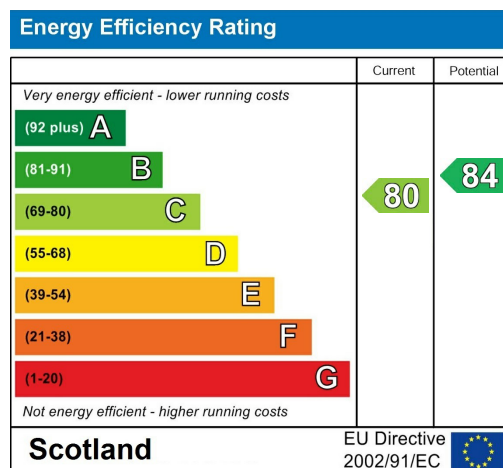
Floorplan





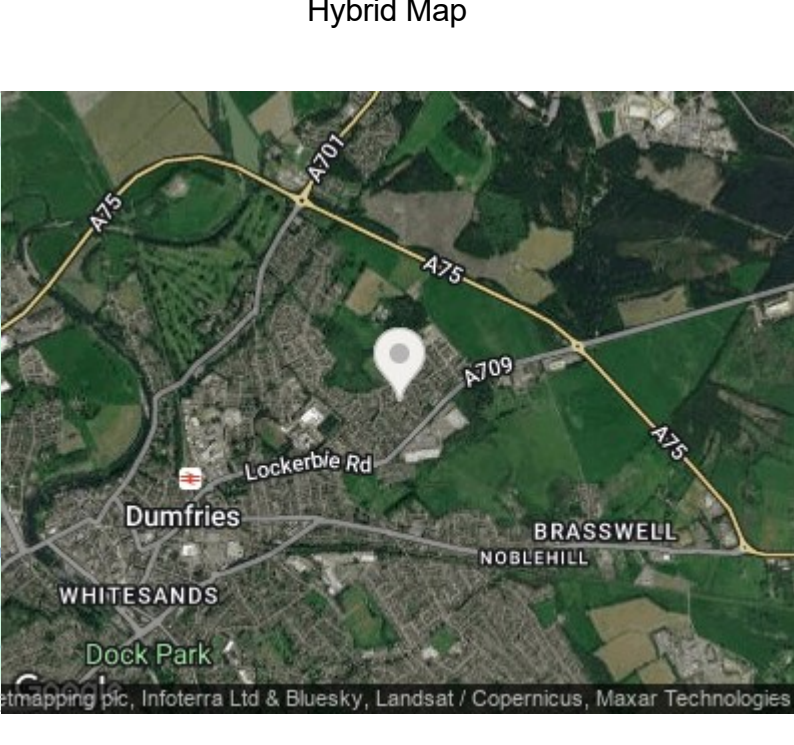
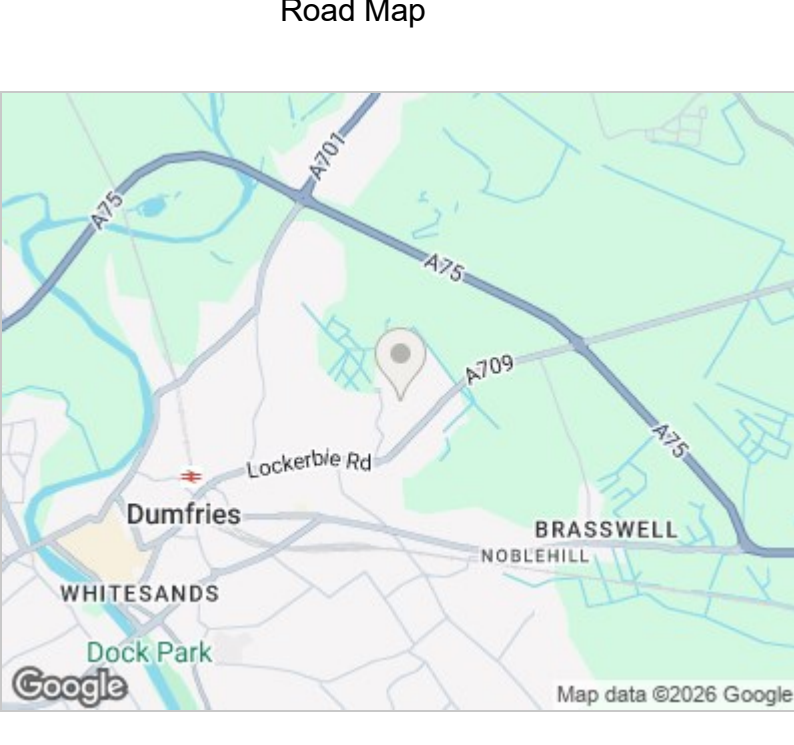


Energy Efficiency Graph



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.





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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