



## Gullane Drive

Dumfries, DG1 3GZ

Offers Over £300,000

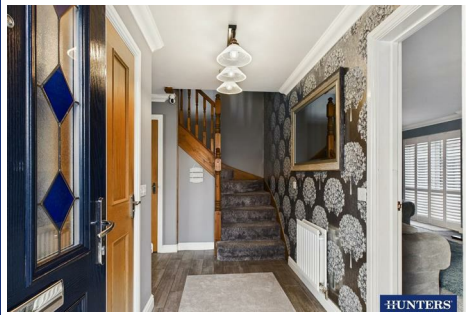


- Impressive four-bedroom detached family home offering modern accommodation
- Attractive sandstone finish with bay windows and a covered entranceway
- Bright and spacious family lounge with bay window
- Contemporary family bathroom with bath and separate shower
- Side driveway providing off-street parking and garage with power and light
- Located within the highly sought-after Summerpark area of Dumfries
- Stylish upgraded kitchen/dining room with island and breakfast bar
- Master bedroom with modern en-suite shower room
- Thoughtfully landscaped, low-maintenance rear garden with covered seating area
- Council Tax Band F

# Gullane Drive

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Gullane Drive is a superb 4-bed detached family home, with an attractive sandstone exterior, which gives the property a distinguished and high-quality appearance. Bay windows enhance the ground floor, while a covered entranceway provides a welcoming and practical approach to the front door.

Inside you will find a spacious interior with the accommodation comprising of; an entrance hall, lounge with bay frontage, a large kitchen diner and a ground floor cloakroom, whilst upstairs there are four bedrooms, with the master being ensuite, and a family bathroom. The property is double glazed, with many windows having stylish plantation blinds, and it is centrally heated.

Outside you will find a detached garage and block paved driveway for parking multiple vehicles, and there is landscaped rear garden with seating areas and a low maintenance artificial lawn.

Gullane Drive can be found in the popular Summerpark development, known for its stylish family homes, leafy street scenes, and suitability for families. It is a low-traffic estate, positioned for easy access to Dumfries town centre and the local schools and amenities.

### Entrance Hall

11'7" x 5'1" (3.55 x 1.57)

Entered via a uPVC double-glazed front door and into the entrance hall which is bright and welcoming. The hallway provides access to the lounge, kitchen/dining room and downstairs WC, with stairs rising to the first floor. Additional features include a double panel radiator and a fitted alarm system.

### Family Lounge

19'9" x 12'0" (6.02 x 3.66)

A spacious and beautifully presented family lounge, finished in a contemporary style and offering excellent proportions for modern living. The room benefits from a bay window to the front elevation fitted with plantation shutters, allowing for plenty of natural light while maintaining privacy. The lounge is centred around an attractive feature fireplace with timber surround, creating a warm focal point. Finished with neutral carpeting, modern décor and stylish lighting.

### Kitchen Dining Room

22'4" x 10'10" (6.83 x 3.31)

An impressive and spacious kitchen/dining room which has been significantly upgraded from the original specification and now forms a superb hub for everyday living and entertaining. The kitchen is fitted with contemporary white high-gloss units at both high and low level, complemented by sleek black work surfaces and modern tiled splashbacks. A peninsular breakfast bar with seating provides additional workspace and informal dining, while also defining the space beautifully. The room benefits from excellent natural light via multiple windows fitted with plantation shutters.

There is ample room for a dining table within a clearly defined dining area. Integral appliances include a free standing range-style cooker with 5-ring gas hob, electric oven and with extractor canopy, one-and-a-half bowl sink, space for a side by side fridge freezer, generous preparation space, modern flooring and recessed lighting. A rear door provides direct access to the garden.

### Utility / Laundry Room

5'3" x 4'8" (1.62 x 1.43)

A well-appointed utility room with complementary white storage units at both high and low level and a practical work surface. The room incorporates plumbing and space for a washing machine, along with additional storage, and is an ideal space for keeping the household tasks neatly separated from the main living area in the kitchen.

### Ground Floor WC

7'4" x 3'8" (2.26 x 1.12)

The room comprises a low-level WC and a pedestal wash hand basin with partial wall tiling. You will also find a single panel radiator.

### First Floor Landing

A carpeted staircase rises from the entrance hall to the first floor, featuring a traditional wooden balustrade and handrail. The stairway leads to a bright and well-presented first-floor landing that offers access to all the first floor accommodation.

### Master Bedroom

11'9" x 10'11" (3.59 x 3.33)

Positioned to the rear, the room comfortably accommodates larger bedroom furniture and has the benefit of an en-suite bathroom.

### En-Suite

8'4" x 4'7" (2.55 x 1.41)

The en-suite shower room comprises of a double walk-in shower enclosure with glass doors and fully tiled surrounds, a pedestal wash hand basin and a low-level WC.

### Bedroom Two

12'2" x 9'9" (3.71 x 2.99)

Positioned to the rear of the property, with a window to the side elevation, and is a comfortable double bedroom.

### Family Bathroom

7'0" x 5'11" (2.15 x 1.81)

The family bathroom is finished to a modern standard and comprises of a panelled bath with shower attachment, separate walk-in shower enclosure with glazed screen, pedestal wash hand basin and low-level WC. Complemented by contemporary tiling to dado height with decorative border, contrasting painted walls, a heated towel rail, recessed ceiling lighting and an opaque window providing natural light and privacy.

### Bedroom Three

10'5" x 9'8" (3.20 x 2.96)

Currently arranged as a double, this room would also suit use as a study or children's bedroom. The proportions allow flexibility in layout, making it easy to adapt as needs change over time.

### Bedroom Four

10'10" x 7'3" (3.31 x 2.21)

A smaller bedroom that still offers good usability, ideal as a nursery, dressing room or home office.

### Gardens

To the rear is a fully enclosed, low-maintenance garden, thoughtfully landscaped and featuring a combination of paved seating areas, decorative stone chips and artificial lawn. A covered decking area offers an ideal sheltered space for outdoor dining or entertaining, while timber fencing and brick boundary walls provide excellent privacy. A gated side pathway leads to the front of the house. To the front is a simple lawn, setting the property back from the street.

### Driveway & Garage

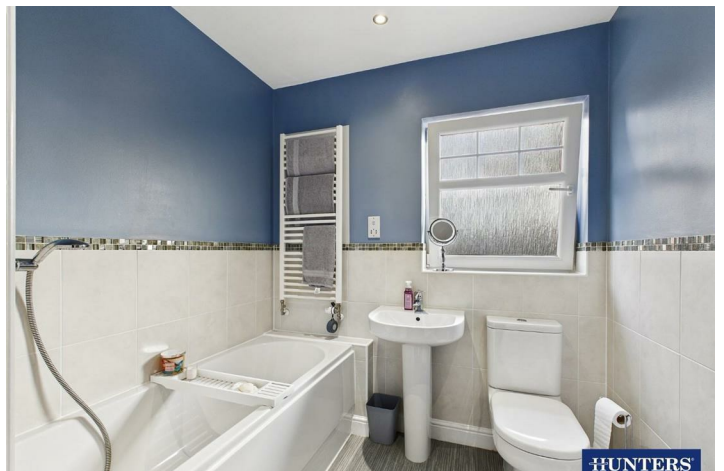
Located to the side of the property, a generous block-paved driveway provides parking for up to three vehicles and leads to the detached single garage, which has light and power.



Floorplan



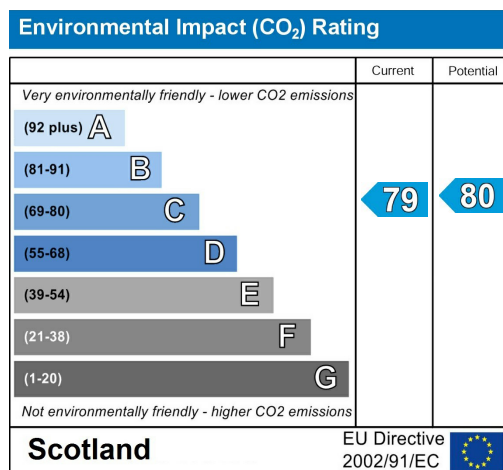
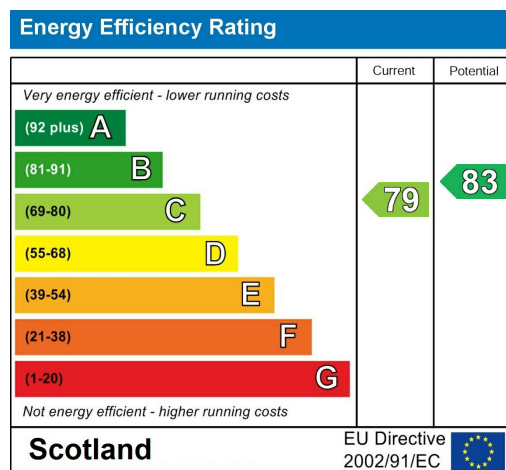








## Energy Efficiency Graph

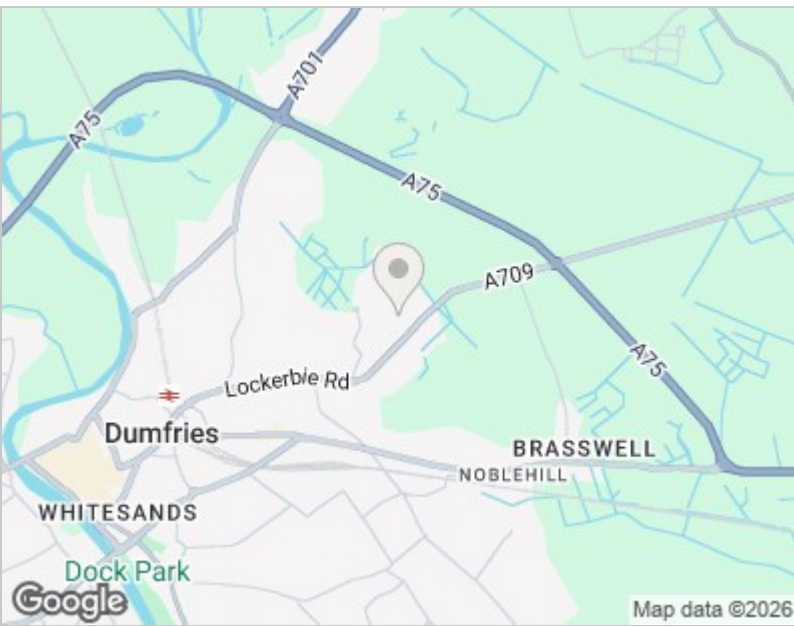


## Viewing

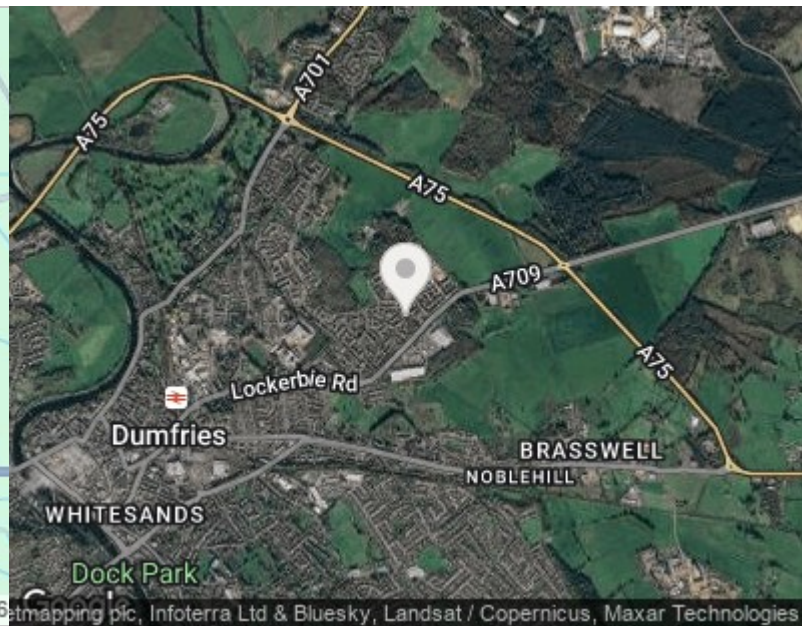
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Road Map



Hybrid Map





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