



Haining Avenue

Dumfries, DG1 3FY

Offers Over £195,000

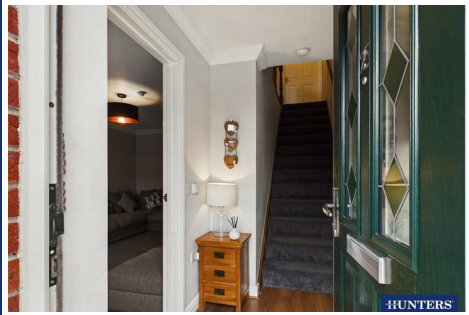


- Modern three-bedroom end-terrace home
- Spacious family lounge
- Downstairs WC
- Further double and single bedroom
- Enclosed rear garden with patio and shed
- Large block-paved driveway for multiple vehicles
- Contemporary kitchen/dining room with integrated appliances
- Master bedroom with built-in wardrobes
- Modern family bathroom with shower over bath
- EPC - C Council Tax - D

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This modern and well-presented three-bedroom end-terrace home is offered to the market in true move-in condition, providing comfortable and practical accommodation ideally suited to modern family living. The property has been thoughtfully maintained and finished to a good standard throughout, creating a home that is ready for immediate occupation with minimal work required by incoming owners. Internally, the layout offers excellent flexibility, with bright and well-proportioned living space designed to accommodate everyday family life, home working, or entertaining. Externally, the generous off-street parking and fully enclosed rear garden further enhance the property's appeal, offering both practicality and privacy. Overall, this is a home that will appeal to first-time buyers, young families, and those seeking a modern, low-maintenance property within a highly regarded residential setting.

Situated within the highly sought-after Summerpark development, the property enjoys a convenient yet peaceful position on the edge of Dumfries. Summerpark has become one of the town's most desirable modern developments, known for its well-planned layout, attractive streetscape, and strong community feel, making it particularly popular with families and professional buyers alike. The location offers excellent access to a wide range of everyday amenities, including supermarkets, retail outlets, cafés, restaurants, healthcare facilities, and leisure options, all within easy reach. Dumfries town centre is located a short distance away and provides a broader selection of shopping and services, while schooling is well catered for with access to both primary and secondary education nearby. In addition, the area benefits from convenient transport links and road connections, making commuting within Dumfries and to surrounding areas straightforward.

Building warrant approval for a single-storey extension is in place, offering excellent future potential, with copies of the approved plans

Front Elevation

To the front of the property there is a large block-paved driveway extending across the full frontage, providing off-street parking for multiple vehicles (approximately five to six cars). A gated side pathway provides access to the rear garden.

Entrance Hall

The entrance hall features laminate flooring and provides access to the lounge, staircase to the first floor, and an electrical cupboard.

Lounge

A spacious family lounge positioned to the front of the property with window allowing good natural light. The room offers excellent floor space and forms the main living area of the home.

Kitchen / Dining Room

Located to the rear, the kitchen/dining room is fitted with a range of high and low-level storage units with work surfaces. Integrated appliances include a fridge freezer, electric oven with gas hob and extractor hood above. There is space for a dishwasher and good overall floor space. A breakfast area, currently utilised as a home office, provides flexible additional space suitable for dining or study use.

Ground Floor WC

Situated off the kitchen, this spacious cloakroom comprises a low-level WC and pedestal wash hand basin.

First Floor Landing

Carpeted stairs lead to the first-floor landing, which provides access to all bedrooms and the family bathroom. The landing includes loft access and a smoke alarm.

Master Bedroom

A generous double bedroom positioned to the front of the property with two windows allowing excellent natural light. The room benefits from built-in wardrobes providing both hanging and shelving space, along with an additional storage cupboard.

Bedroom Two

A good-sized double bedroom located to the rear, overlooking the garden.

Bedroom Three

A single bedroom positioned to the rear of the property, suitable for use as a child's bedroom, nursery, or home office.

Family Bathroom

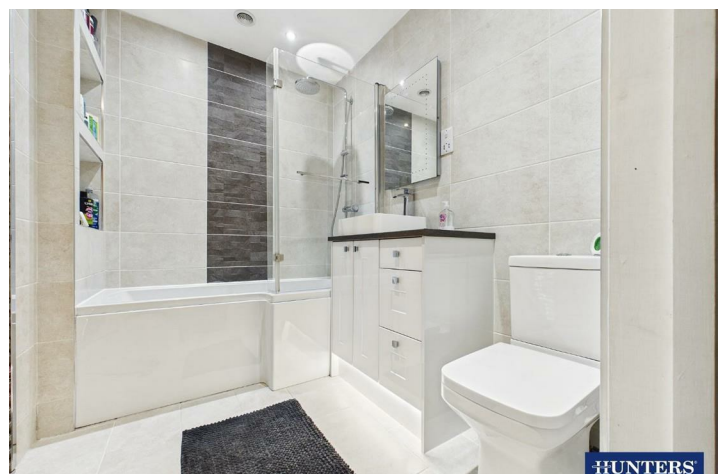
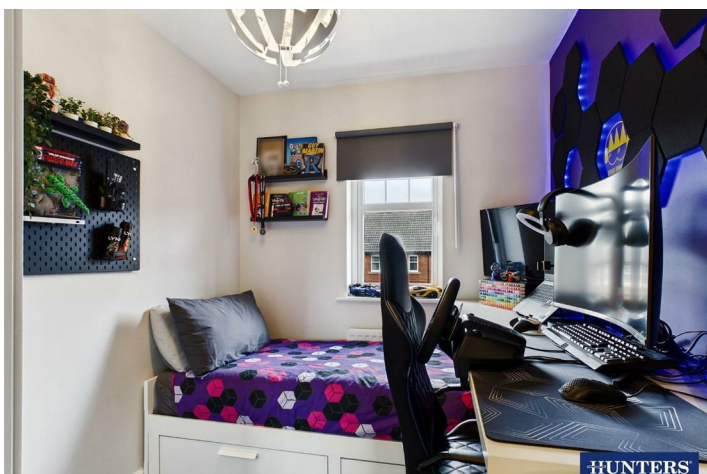
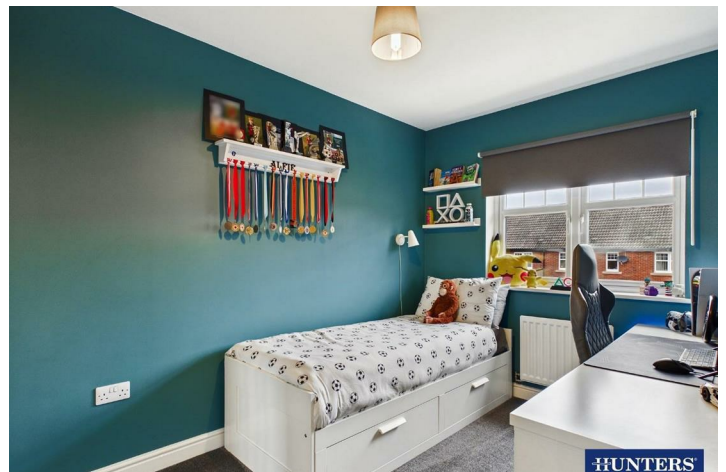
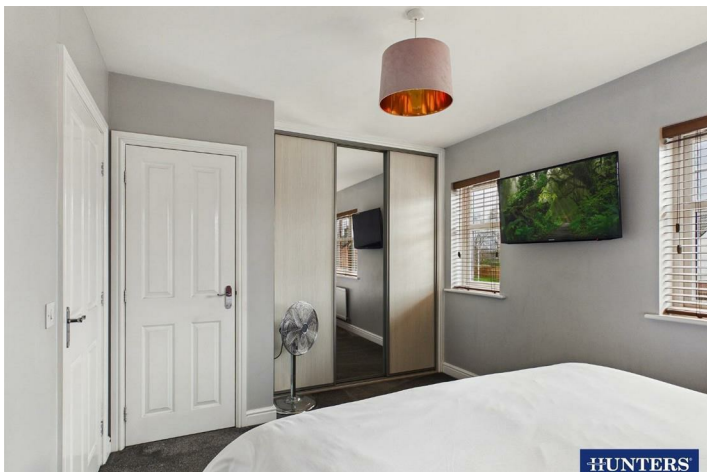
The family bathroom is fitted with a modern three-piece suite comprising a wall-mounted WC, wash hand basin with vanity storage unit, and an L-shaped bath with overhead shower. The room features tiled flooring, integrated shelving within the tiled surround, low-level lighting, spotlighting, and a chrome heated towel rail.

Rear Garden

The rear garden offers excellent outdoor space for family use, featuring a large patio area leading to a corner lawn. A substantial garden shed is included and will remain with the property. External lighting and an outside tap are also provided, with side access connecting to the driveway.

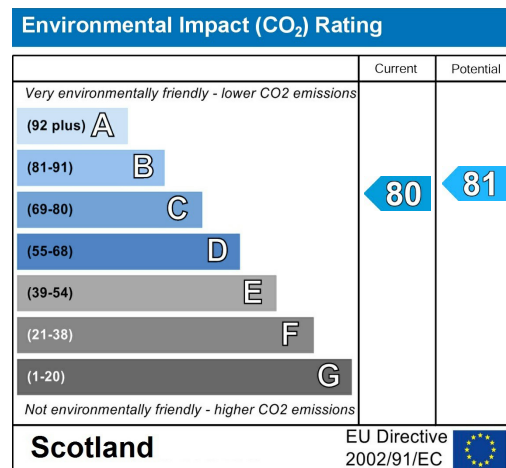
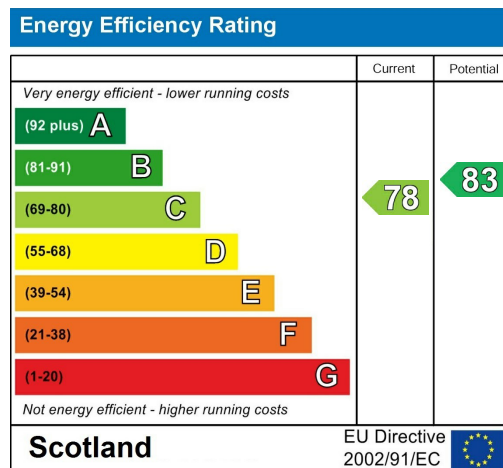
Floorplan







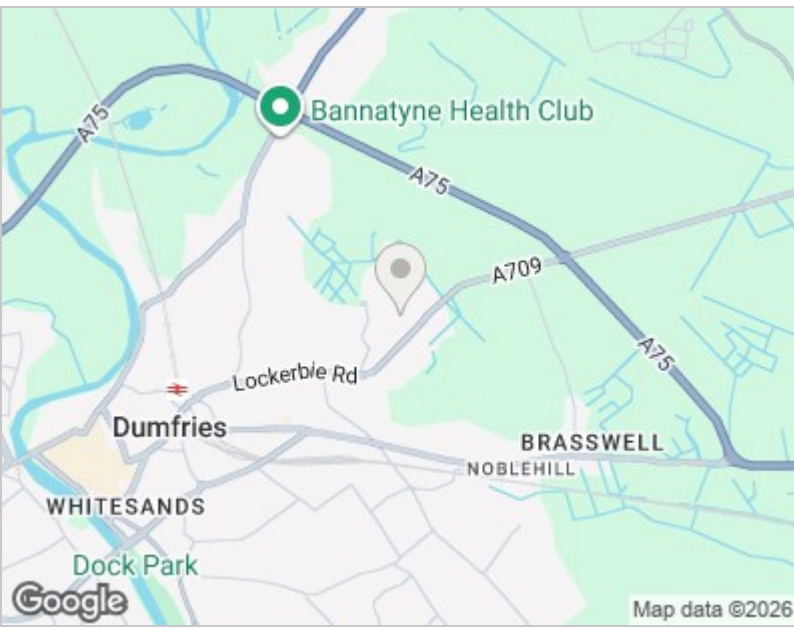
Energy Efficiency Graph



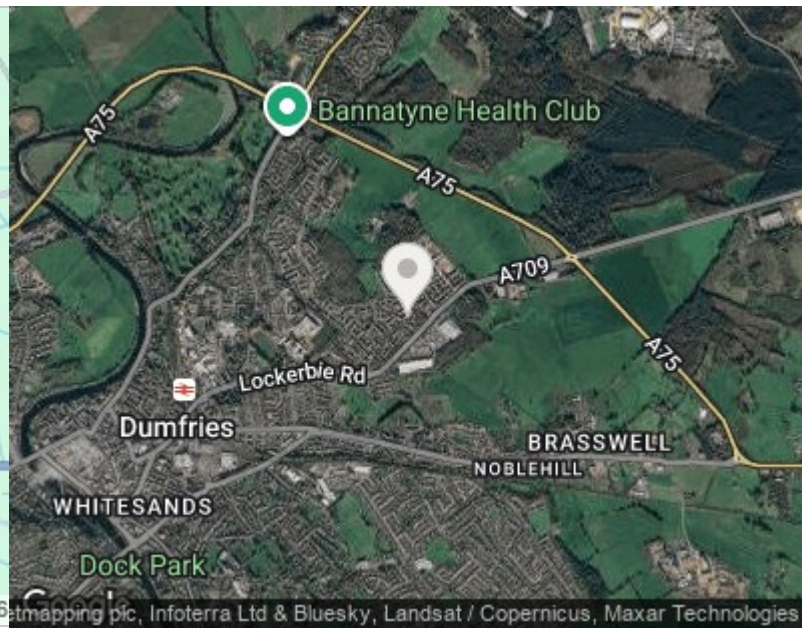
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 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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