



6 Wintergreen Drive, Dumfries, DG1 3WE

Offers over £220,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Located in the highly desirable residential area of Summerpark, this beautifully presented 3-bedroom semi-detached corner plot home offers modern living in true walk-in condition.

IMMACULATE 3-BEDROOM SEMI-DETACHED HOME IN SUMMERPARK

The property features a bright and spacious interior with stylish finishes throughout, along with a private rear garden and off-street paved parking. Perfect for families, professionals, or first-time buyers, this home is ideally located close to local amenities, schools, and transport links. Early viewing is highly recommended.

LIVING ROOM – 4.02M X 2.91M

A bright and welcoming space featuring fitted carpet, radiator with thermostat, triple front-facing windows allowing excellent natural light, ceiling light and a modern feature panel wall.

ENTRANCE HALLWAY – 5.05M X 1.64M (WIDEST POINT)

Spacious L-shaped hallway with grey herringbone-style wooden flooring, carpeted staircase, ceiling light, radiator, under-stair cupboard and access to the living room, kitchen, and downstairs WC.

DOWNSTAIRS WC – 2.23 M X 1.07M

Neutral tiled flooring, modern WC and sink, radiator with thermostat, towel rail, opaque privacy window and ceiling light.



KITCHEN / DINING ROOM – 5.08M X 3.58M

A stunning open-plan kitchen and dining area with wooden herringbone flooring, cream cupboards and dark wood-effect worktops, induction hob with stainless steel splashback, double sink with drainer and tap. Integrated washer / dryer and central heating boiler housed in cupboard. Ample natural light from double patio doors and an additional rear-facing window.



UPPER HALLWAY – 2.01M X 3.59M (WIDEST POINT)

Fitted carpet, ceiling light, white timber banister, radiator with thermostat, and access to 3 bedrooms, family bathroom, and storage cupboard. Attic hatch located here.

BEDROOM 3 – 2.27M X 2.12M

Rear-facing with fitted carpet, radiator, and ceiling light. Could be used as bedroom, walk in wardrobe, bedroom, office or nursery.



BATHROOM – 2.00M X 1.58M

Modern and neutral decoration with tiled flooring and wall tiling around bath and sink. Includes WC, sink, opaque window, ceiling light, and heated towel rail with thermostat.

BEDROOM 2 – 3.25M X 2.16M

Rear-facing double bedroom with fitted carpet, ceiling light, and radiator with thermostat.



MASTER BEDROOM – 3.45M X 2.86M

Spacious double bedroom with front-facing double window, fitted carpet, ceiling light and radiator. Access to private ensuite.

ENSUITE – 2.34M X 1.07M

Stylishly finished with neutral tiling on floor and around shower/sink. Features a modern mains mixer shower, W/C , sink, ceiling light and heated towel rail with thermostat.

OUTSIDE

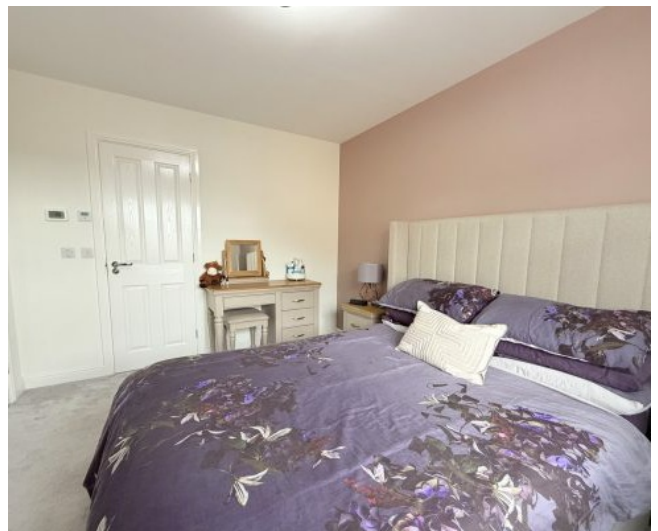
Paved off-road parking for 2 cars and a private enclosed lawn area to the rear of the property.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given, and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







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