

6 Chisholm Drive

DUMFRIES, DUMFRIES AND GALLOWAY, DG1 3UA



*Excellent four-bed detached family villa,
walk-in condition, integral garage, large
rear garden, popular location*



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Mcewan Fraser Legal are delighted to offer to the market this beautifully presented four-bedroom detached family villa, perfectly situated in the highly sought-after area of Dumfries. With generous living space, modern features, and excellent outdoor areas, this property is ideal for families and professionals alike. A nearby playpark for young children and excellent local amenities make this the perfect location to call home.

THE LOUNGE



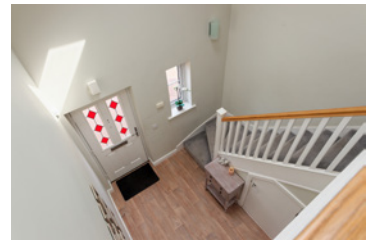
Stepping into the welcoming entrance hallway, you are greeted with a sense of warmth and space. A handy upstairs storage cupboard and ground floor WC add practicality to this well-designed home. The spacious lounge features a square bay window which fills the room with natural light, ideal for relaxing or hosting guests.

THE KITCHEN/DINER



Flowing seamlessly to the rear, the open-plan kitchen diner is the true heart of the home. Fitted with timeless Shaker-style units, the kitchen boasts a gas hob with electric oven, integrated fridge/freezer, and a charming breakfast bar, perfect for casual dining or morning coffee. There's also ample room for a large family dining table. A separate utility room offers further functionality to cater for the family's laundry requirements. Access to the rear garden is gained through the French doors, making it ideal for entertaining and after-dinner drinks on the patio.





Upstairs, the accommodation continues to impress. The spacious master bedroom features its own luxurious en-suite shower room and a large dressing room, creating a private retreat. Three further well-proportioned bedrooms provide flexible space for children, guests, or home working.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



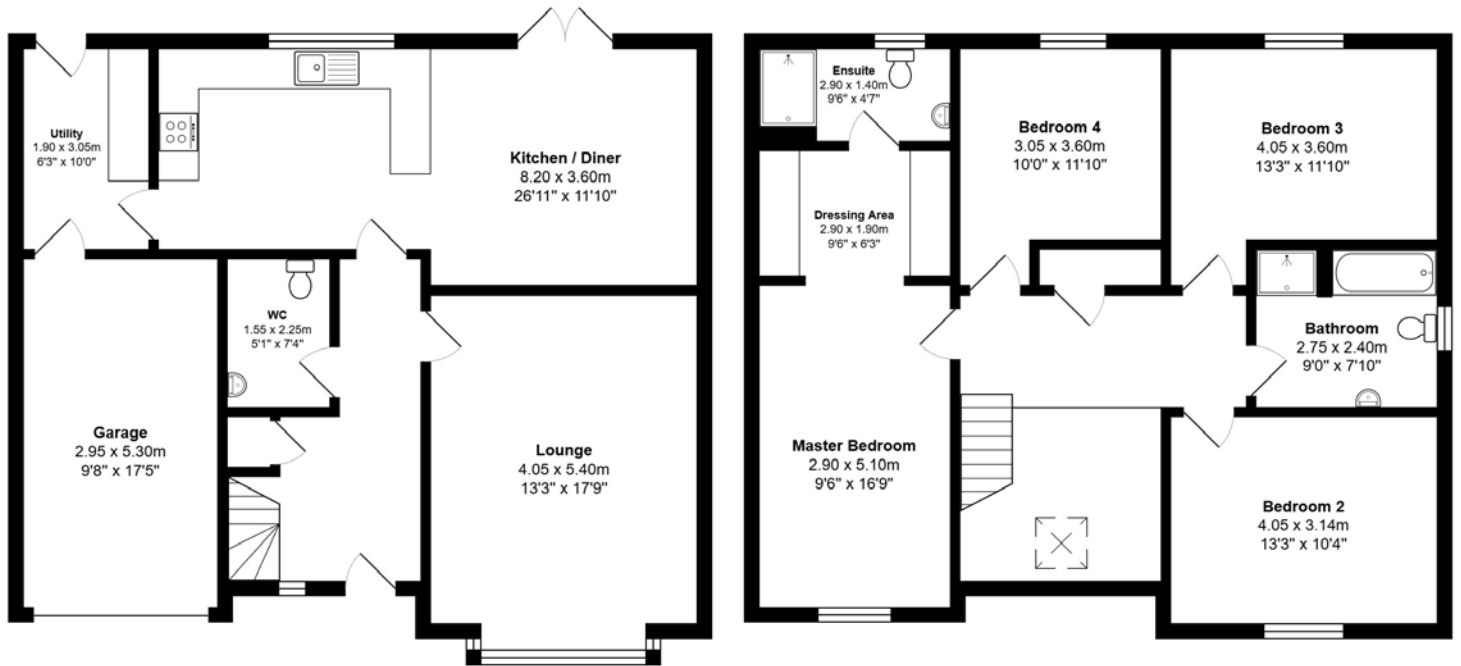
To the rear, the generous integral garage is ideal for extra storage or for someone who likes to tinker with a hobby. The rear garden offers both privacy and open space – perfect for entertaining, family activities, or simply enjoying on a sunny afternoon. The front aspect boasts a large block-paved driveway, providing ample parking for multiple vehicles.

Positioned in a quiet residential pocket of Dumfries, this home benefits from excellent access to local schools, shops, and leisure facilities. A nearby children's playpark adds to the family-friendly appeal, while transport links ensure easy commuting. Early viewing is advised to anyone seeking a great family home in a quiet and peaceful family-friendly estate.

EXTERNALS

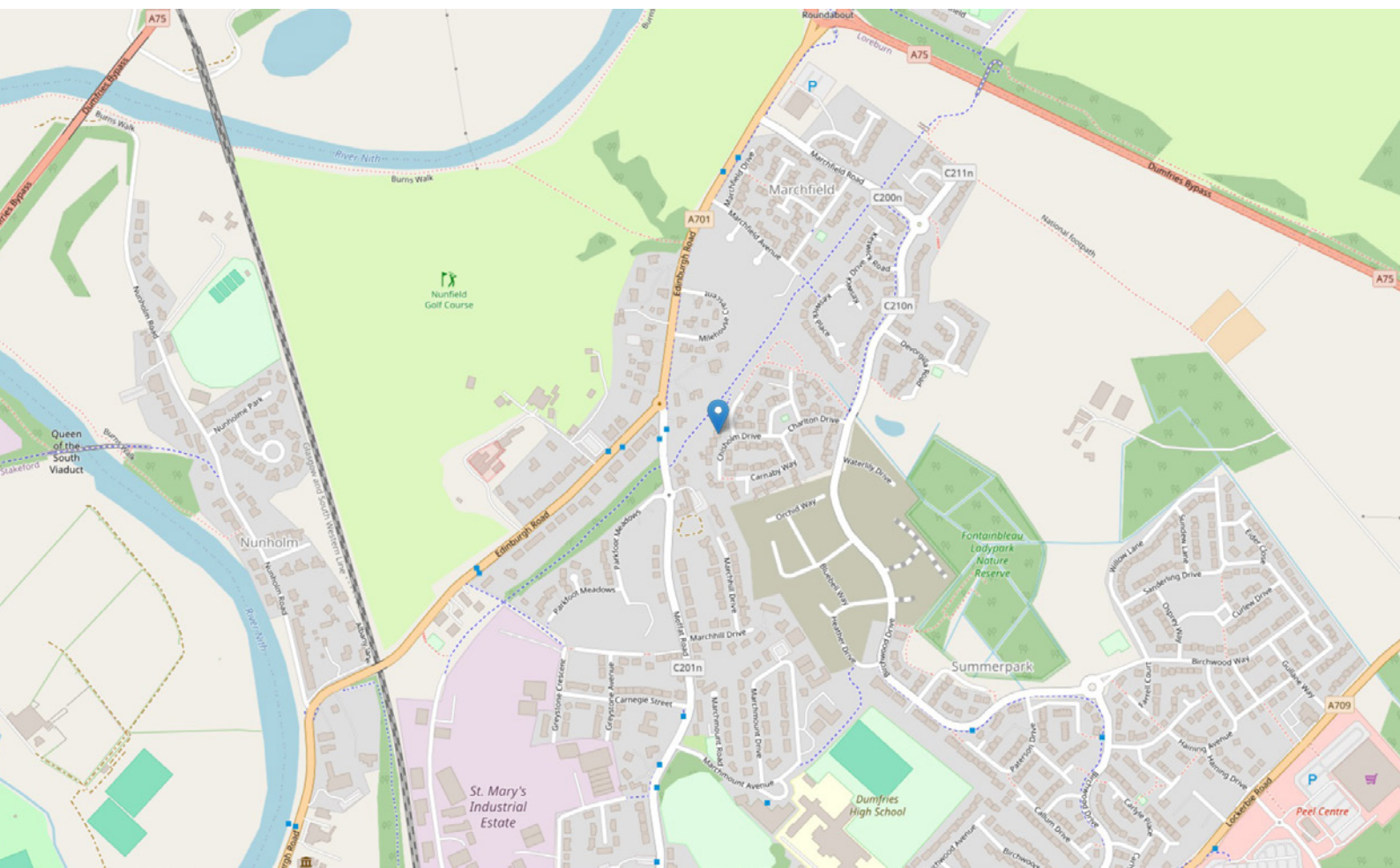


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 155m² | EPC Rating: B



THE LOCATION

Dumfries is located within the South-West of Scotland and is only some 30 miles from England. The county is renowned for encapsulating the essence of the quintessential British outdoors. The market town of Dumfries is home to a variety of respected educational institutions, such as the University of the West of Scotland.





Exceeding expectations when it comes to recreational pursuits, there are a plethora of sports clubs and leisure centres located throughout. Nature devotees may enjoy the popular Fountainbleau Ladypark nature reserve. For those who appreciate history, Robert Burns' House, Drumlanrig Castle and Dumfries Museum may be appealing options.

Dumfries also houses a number of supermarkets, retail outlets and a shopping centre. Residents have the choice of a number of doctors' surgeries, and the newly built Dumfries and Galloway Royal Infirmary is easily accessible.

For those looking to travel by rail, Dumfries Railway Station is located on the outskirts of the town centre.




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