



Birchwood Way

Dumfries, DG1 3GT

Offers Over £255,000

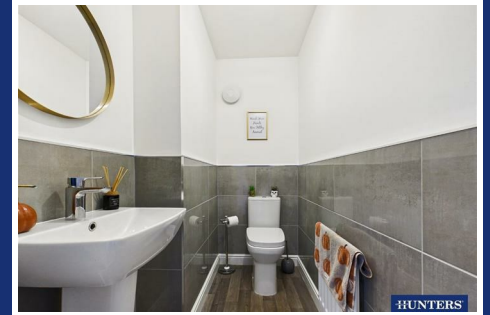
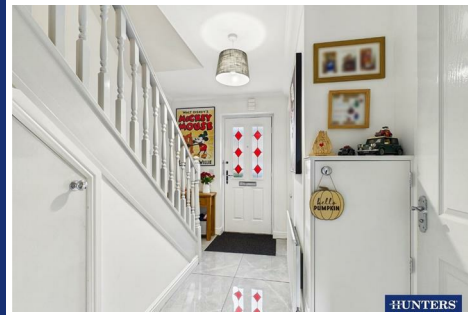


- Modern three-bedroom detached family home
- Contemporary kitchen/dining room with integrated appliances and excellent storage
- Downstairs cloakroom WC and useful under-stairs storage
- Two further well-proportioned bedrooms and family bathroom
- Block-paved driveway providing off-street parking for multiple vehicles plus garage
- Spacious family lounge with patio doors opening to the rear garden
- Flexible ground floor room ideal as a nursery, home office or study
- Master bedroom with en-suite shower room and built-in storage
- Large enclosed rear garden with patio area and access to garage
- EPC - C Council Tax - D

Birchwood Way

Dumfries, DG1 3GT

Offers Over £255,000



Hunters are pleased to present this modern three-bedroom detached family home, situated within the ever-popular Summerpark development in Dumfries. The property offers well-balanced accommodation arranged over two levels, including flexible ground floor living space, a spacious kitchen/dining room designed for modern family life, and generous external areas incorporating driveway parking and a garage. The layout has been thoughtfully configured to provide practical everyday living, with a natural flow between the main living areas and good levels of storage throughout.

Internally, the home is well presented in neutral tones, creating a bright and welcoming environment that will appeal to a wide range of buyers. The accommodation offers versatility for growing families, home working, or those seeking additional reception space, while the overall condition allows incoming owners to move in and enjoy the property from day one. Externally, the combination of private garden space, off-street parking and garage facilities further enhances the practicality and appeal of the home.

Summerpark is widely regarded as one of Dumfries' most desirable modern residential developments, known for its family-friendly environment, attractive streetscape, and well-planned layout. The development remains popular with families and professionals alike due to its balance of peaceful residential living and convenient access to local services. Dumfries town centre is easily accessible and provides a wide range of amenities including supermarkets, retail outlets, cafés, restaurants, healthcare services, and leisure facilities. Schooling is particularly well catered for, with access to both primary and secondary schools nearby, adding to the area's strong appeal for family buyers.

The location also benefits from excellent transport connections, with regular local bus services and straightforward road links allowing easy travel throughout Dumfries & Galloway and beyond.

Front & External

To the front of the property there is enclosed hedging providing privacy, with loose stone landscaping and a slab pathway leading to the entrance door. A block-paved driveway to the side provides off-street parking for approximately three to four vehicles and leads to a large garage.

Entrance Hall

The entrance hall features gloss tiled flooring and provides access to the main ground floor accommodation. Stairs lead to the first floor, and there is an under-stairs storage cupboard along with an electrical cupboard.

Cloakroom WC

Fitted with a low-level WC and pedestal wash hand basin, with half-height wall tiling.

Nursery / Home Office

Located to the front of the property, this flexible room is currently used as a nursery but would also be ideal as a home office or study.

Lounge

A well-proportioned family lounge positioned to the rear of the property with patio doors opening onto the garden. The room features a fitted floor-level entertainment unit providing useful storage and practicality.

Kitchen / Dining Room

A spacious modern kitchen/dining room fitted with a wide range of high and low-level units and laminate flooring. Appliances include a gas hob, electric oven, and stainless steel extractor hood, along with an integrated dishwasher and one-and-a-half stainless steel sink unit. A door provides direct access to the rear garden. The dining area benefits from triple windows to the front, allowing excellent natural light.

First Floor Landing

Provides access to all bedrooms and the family bathroom, with thermostat control located on this level.

Master Bedroom

A spacious principal bedroom located to the front of the property, featuring triple windows and a walk-in storage cupboard along with an additional cupboard housing the water tank.

En-Suite Shower Room

Comprising low-level WC, pedestal wash hand basin, and walk-in shower enclosure with half-height wall tiling.

Bedroom Two

A large double bedroom positioned to the front with double windows providing good natural light.

Bedroom Three

A further double bedroom located to the rear, overlooking the garden.

Family Bathroom

Fitted with a bath, low-level WC, and wash hand basin, offering practical family accommodation.

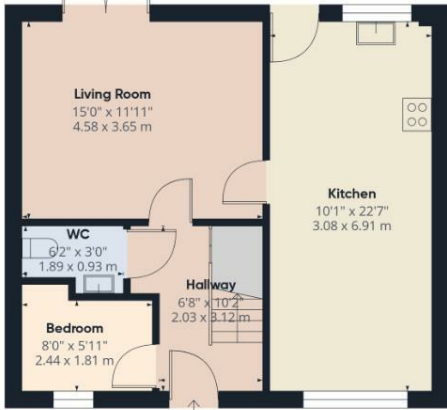
Rear Garden

The rear garden is accessed from the kitchen and offers a patio area leading onto a mainly lawned section with a further loose barked area to the rear. The garden provides excellent outdoor space suitable for family use and includes outside lighting, an external tap, and gated access to the driveway. Access to the garage is also available from the garden.

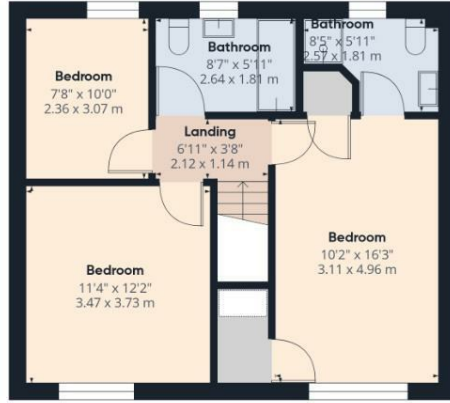
Garage

The garage is currently arranged with storage to the front and a sectioned rear area utilised as a "man cave", though it can easily be returned to full garage use if required.

Floorplan



Ground Floor Building 1



Floor 1 Building 1



Approximate total area[™]
1309 ft²
121.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

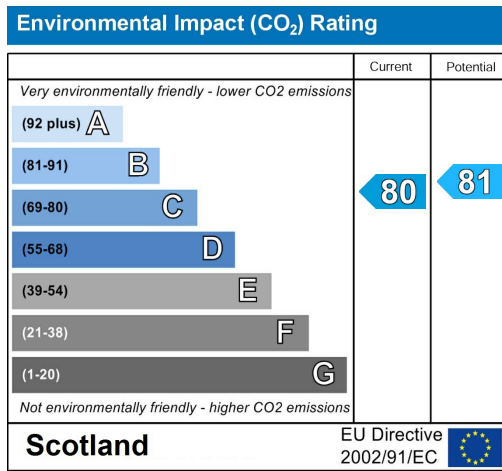
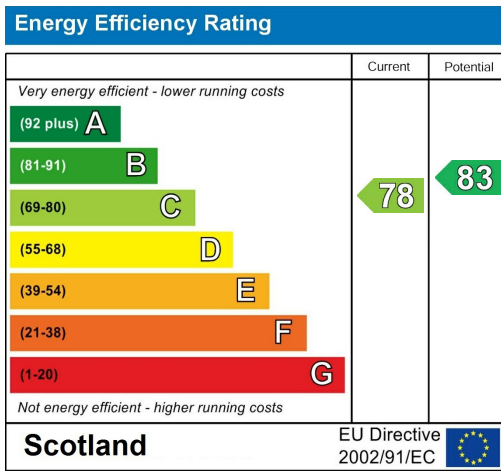
GIRAFFE360







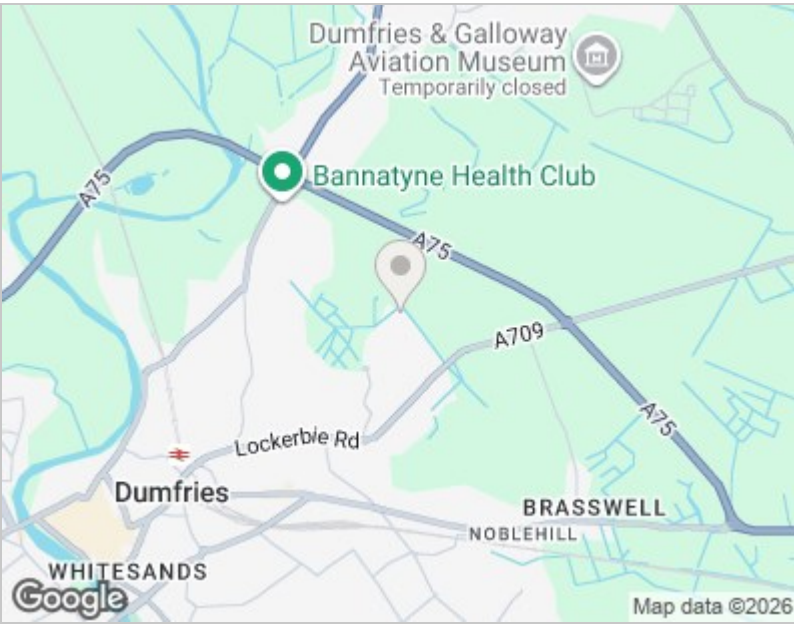
Energy Efficiency Graph



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.

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.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
<https://www.hunters.com>

