

9, Chisholm Drive
Dumfries
DG1 3UA
Offers in the region of £225,000

www.JHSLAW.co.uk

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9, Chisholm Drive, Dumfries, DG1 3UA

PROPERTY SUMMARY

A well-presented three-bedroom semi-detached home, situated within the popular Summerpark development in Dumfries and offered in walk-in condition.

The property boasts spacious accommodation, including a lounge, open-plan kitchen/dining room, three bedrooms, en-suite shower room and family bathroom.

Externally, there is a fully enclosed rear garden, front and side driveway providing ample off-street parking and a detached garage.

Ideally positioned within a quiet residential area, close to local amenities, schooling, leisure facilities and transport links.

EPC: C

- ***Walk-In Condition***
- ***Open Plan Kitchen/Dining Space***
- ***Quiet Situation***
- ***Well Proportioned Rooms***
- ***Detached Garage***
- ***Close to Local Amenities***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £225,000



Property Description

A well-presented three-bedroom semi-detached home, situated within the popular Summerpark development in Dumfries. Presented in true walk-in condition, this attractive property offers spacious, well-proportioned accommodation and is ideally suited to a range of buyers, including professionals, families and first time buyers.

The accommodation comprises an entrance hallway, lounge, open-plan kitchen/dining room and a convenient ground floor WC. Upstairs, there are three bedrooms, including a generous principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a well-maintained, fully enclosed rear garden, ideal for outdoor relaxation and entertaining. To the front and side, there is a lawned garden and a spacious driveway providing ample off-street parking for multiple vehicles, along with the added benefit of a detached garage.

Further benefits include double glazing and gas central heating throughout.

The property enjoys a particularly pleasant position within a quiet part of the Summerpark development, with convenient access to the Caledonian Cycle Path and a nearby children's play park. The Peel Centre shopping complex is also within easy reach, offering a range of supermarkets, shops, food and drink outlets.

Dumfries town centre provides a wider selection of amenities, including popular restaurants, bars, cafés and independent retailers. There is a choice of local nurseries and primary schools, while the recently built Dumfries High School is also conveniently located. Dumfries and Galloway Royal Infirmary is easily accessible via the nearby bypass, as is the Crichton Campus, home to the University of the West of Scotland and Dumfries and Galloway College. A selection of local leisure facilities and gyms, including Bannatyne Health Club, are also available nearby.

Early viewing is highly recommended to appreciate the situation and presentation of the property on offer.





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Entrance Hall

17'8" x 6'2" or thereby

A bright and welcoming entrance hallway providing access to the main ground floor accommodation. There is also the benefit of a generous built-in storage cupboard.

Lounge

15'8" x 10'9" or thereby

A spacious living room, featuring a large front-facing window which allows for plenty of natural light and enjoys an outlook to the front of the property.

Kitchen/ Dining Room

17'4" x 9'10" or thereby

The open-plan kitchen and dining space benefits from a range of modern Shaker-style wall and base units which offer excellent storage and worktop space. Integrated appliances include an oven, fridge, freezer and dishwasher, together with a gas hob and stainless-steel sink with drainer. There is also space and plumbing for a washing machine. French doors open directly onto the rear garden, connecting the indoor and outdoor living spaces while allowing natural light to flood the room.

WC

7'6" x 4'11" or thereby

This useful downstairs toilet features a WC and a wash hand basin.

Landing

The upper landing provides access to all three bedrooms and the family bathroom, with the added benefit of a large built-in storage cupboard.

Bedroom One

13'9" x 9'6" or thereby

A generous principal bedroom enjoying a front-facing aspect. The room benefits from a spacious built-in wardrobe together with an additional built-in storage cupboard.





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En-Suite

6'2" x 6'2" or thereby

Conveniently accessed from the principal bedroom, the en-suite comprises a WC, wash hand basin and large shower cubicle, complemented by a heated towel rail.

Bedroom Two

14'5" x 9'6" or thereby

A well-proportioned double bedroom enjoying pleasant views over the rear garden.

Bedroom Three

9'2" x 7'2" or thereby

A good-sized single bedroom overlooking the rear garden, which would also lend itself to use as a home office, nursery or dressing room.

Bathroom

7'2" x 6'2" or thereby

The family bathroom comprises a bath with shower over, WC and wash hand basin, together with a heated towel rail.

Outside

The property occupies a generous plot, with a lawned garden to the front and a spacious driveway extending to the side, providing ample off-street parking for multiple vehicles. There is also the valuable addition of a detached garage. To the rear, the fully enclosed garden offers an excellent outdoor space, predominantly laid to lawn, with a paved patio area ideal for outdoor seating and entertaining. A paved pathway also runs around the side of the property.

Viewing

By arrangement with the Selling Agents.



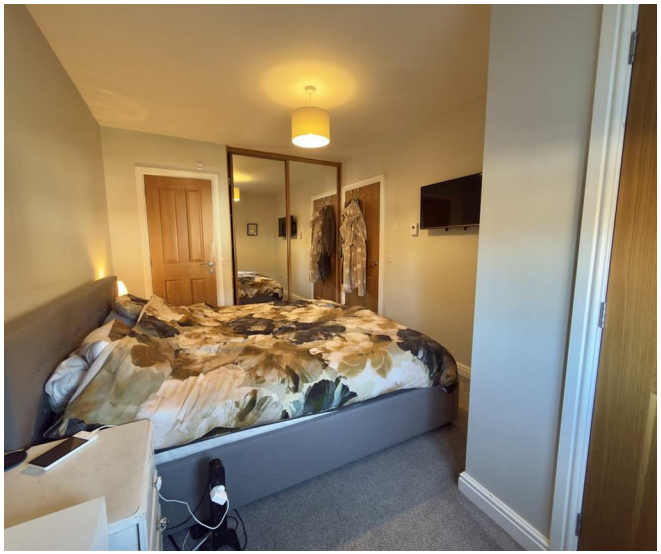


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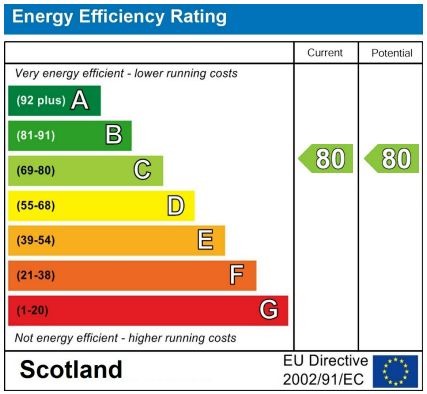


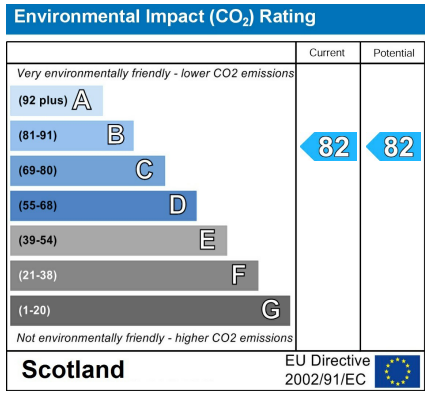
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Semi-Detached	Freehold	D	C	B





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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