



26 Orchid Way, Dumfries, DG1 3WF

Offers over £325,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Situated within the highly sought after Summerpark development, this impressive four-bedroom detached home offers spacious, modern family living in a fantastic location just minutes from Dumfries town centre and local amenities.

This property benefits from private enclosed garden, a substantial driveway offering ample off-street parking and an integral garage. In walk in condition the property must be viewed. Built in 2024 the property benefits from various upgrades and is in like new condition.

ENTRANCE HALLWAY- 5.36M X 1.18M

Ceiling light, marble effect ceramic tiled flooring, central heating radiator with thermostat.



LIVING ROOM- 4.39M X 3.51M

Ceiling light, fitted carpet, central heating radiator with thermostat, window to front with horizontal blinds, feature wall panelling for wall mounted tv.



CLOAKROOM- 1.74M X 1.12M

Ceiling light, marble effect ceramic tiled flooring, ceramic tiles, central heating radiator with thermostat, WC and wash hand basin.



KITCHEN/DINER- 7.51 X 2.87M

LED ceiling spotlights, ceiling light with shade, marble effect ceramic tiled flooring, two central heating radiators with thermostat, patio doors leading to garden, modern wall and base units with integrated fridge freezer, dishwasher and cookers with extractor fan. Stainless steel sink with drainer and mixer tap. Newly decorated doors and kitchen worktops to sintered stone. Window to rear with horizontal blinds & curtains. Door leading into pantry.



PANTRY- 1.25M X 0.93M

Led ceiling spotlights, tiled flooring.

BEDROOM 1- 2.89M X 2.34M

Ceiling light, fitted carpet, window to rear with horizontal blinds and curtains. Central heating radiator with thermostat, fitted wardrobe with sliding doors.



BATHROOM- 3.13M X 2.55M

LED ceiling spotlight, fully tiled, vinyl flooring, walk in glazed shower, bath with overhead shower, heated towel rail, fitted vanity cabinet, WC and wash hand basin, window to front with horizontal blinds.

BEDROOM 2- 2.69M X 3.98M

Ceiling light, fitted carpet, window to front with horizontal blinds & curtains. Central heating radiator with thermostat.



BEDROOM 3- 3.66M X 4.19M

Ceiling light, fitted carpet, window to front with horizontal blinds, central heating radiator with thermostat.

BEDROOM 4- 4.49M X 3.34M

Ceiling light, fitted carpet, window to front with horizontal blinds, central heating radiator with thermostat, door to ensuite.

ENSUITE- 2.99M X 1.94

LED ceiling spotlights, fully tiled, vinyl flooring, ceramic tiles, walk in shower with glass screen, fitted wall mirror, WC and wash hand basin, heated towel rail.

GARDEN

Indian sandstone patio

Enclosed fenced garden with lawn and patio area with flower beds.



NOTES

Double glazed windows

Gas central heating

Integral garage

Private driveway

Enclosed garden

Upgraded doors throughout.

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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