



***Plot One, Birchwood Crescent
Dumfries
DG1 3ED
£550,000***



 01387 739000
 info@jhslaw.co.uk

Plot One, Birchwood Crescent, Dumfries, DG1 3ED

PROPERTY SUMMARY

This property offers a rare opportunity to design and customise your own home without the long wait typically associated with a self-build. Constructed to exceptionally high standards, it also boasts outstanding eco-friendly features.

Situated in a highly sought-after area of Dumfries, it provides convenient access to shops, schools and transport links, making it ideal for both families and professionals.

This is the perfect home for anyone who wants to create their dream home while enjoying a spacious, low-maintenance property that meets the demands of modern living.

- *Luxury Detached New Build Property.*
- *Custom Designed to Suit Your Individual Needs*
- *Very Efficient and Eco Friendly*
- *High Quality Build*
- *Bespoke Finishes*
- *Exclusive Development*
- *Last Plot Available*

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: reception@jhslaw.co.uk

OFFERS AROUND

£550,000



JHS LAW
8 Bank Street, Dumfries
DG1 2NS



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Property Description

This property offers a rare opportunity to design and customise your own bespoke home without the long wait typically associated with a self-build. Constructed to exceptionally high standards, it also boasts outstanding eco-friendly features. Situated in a highly sought-after area of Dumfries, it provides convenient access to shops, schools and transport links, making it ideal for both families and professionals. This is the perfect home for anyone who wants to create their dream home while enjoying a spacious, low-maintenance property that meets the demands of modern living.

As it stands, Plot 1 is currently built to a wind and watertight level. Once a buyer is secured, the remainder of the build will be completed to the buyer's individual specification and the property will be ready to move into in around 16 weeks.

The internal layout is able to be customised to suit your individual needs however, the current architectural plans comprise of a double height vestibule, hall, large kitchen/dining/family room, lounge with bay window, WC, utility, downstairs bedroom with ensuite.

Upstairs, there is a large master bedroom with attached dressing room and ensuite, a third bedroom with ensuite, two further bedroom and a family bathroom. There is also plenty of storage, a very useful feature seldomly seen in new builds.

The bespoke nature of this build means that the house can be built to be completely individual to you.

Outside, there is a driveway, parking area and a low maintenance garden, which again can be designed to suit your individual preferences.

The property also benefits from exceptionally high eco standards. It is being built to Passivhaus Standard and some of the credentials include Mechanical Ventilation Heat Recovery System (MVHR), Triple glazing/Soundproofing, cost effective solar panels (16) with 10KW battery storage, Insulation to a level beyond current guidelines and the EPC rating is likely to be A (infrastructure is identical to completed property next door which is rated A).

This is a home being built with exceptional attention to detail, using high-quality materials and offering numerous premium features that go far beyond the average new build. The builder is a highly regarded local firm, ensuring your home is constructed to the highest standard. Buyers can also expect regular meetings with the builders, electricians and other trades to discuss progress, options, and costs- providing a truly personalised building experience.

As the property is still awaiting completion, the following photographs and drawings are to illustrate what the completed property could look like and include artistic interpretations and examples from Plot 2. Therefore, the images are for illustrative purposes only.



FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERIOR FINISHES ARE CHOSEN BY THE BUYER.



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Artistic Interpretations- For Illustrative Proposes Only



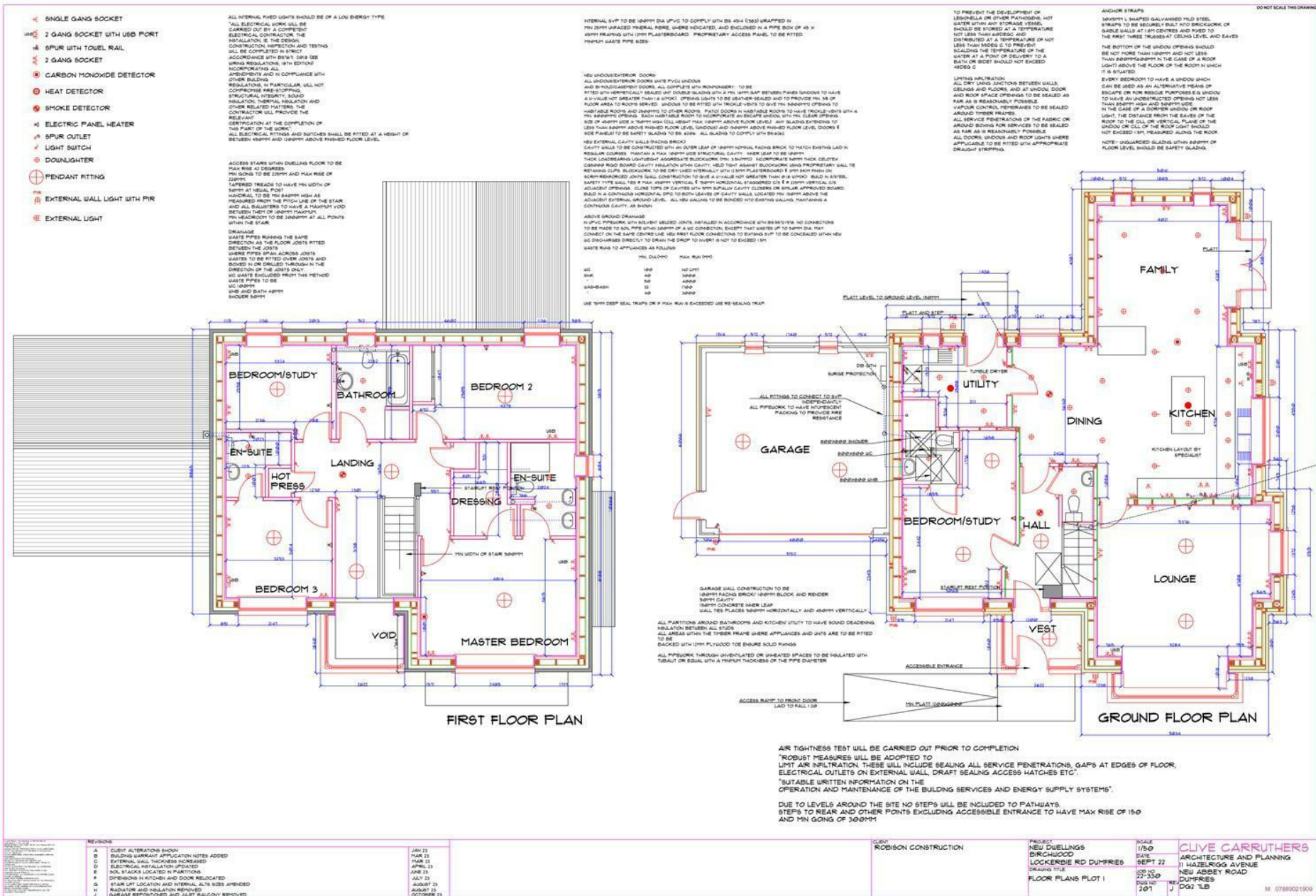
Examples from Plot Two

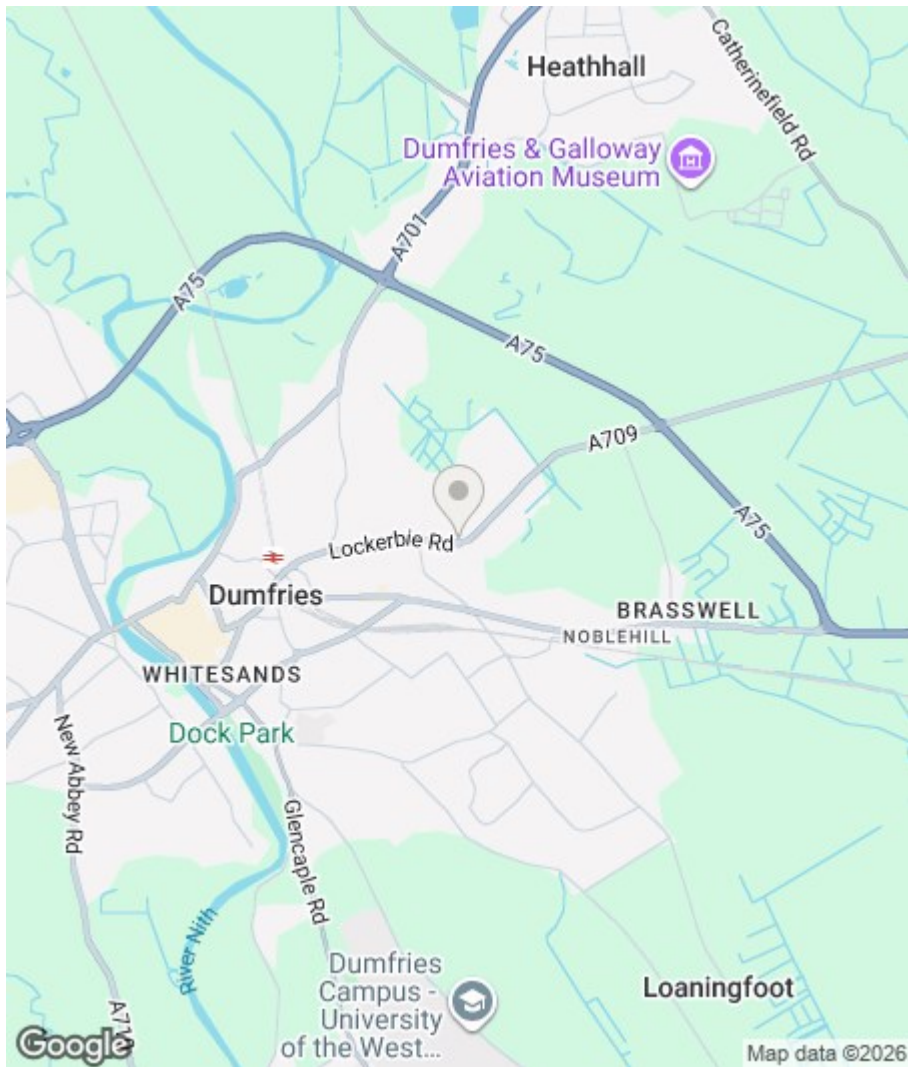


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