



HUNTERS®

Callum Drive

Dumfries, DG1 3EF

Offers Over £235,000



- Three-bedroom semi-detached family home
- Beautifully presented throughout
- Spacious dining area opening into sunroom
- Enclosed family garden with patio
- Excellent access to schools, shops & Peel Centre
- Highly sought-after Summerpark development
- Modern kitchen with integrated appliances
- Principal bedroom with fitted wardrobes & en suite
- Driveway parking for two vehicles
- EPC – C | Council Tax Band – E

Callum Drive

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Offers Over £235,000



A beautifully presented three-bedroom semi-detached home combining modern family accommodation with a superb position within Summerpark, one of Dumfries' most popular residential developments.

The property offers a layout particularly well suited to modern family life. A comfortable front-facing lounge leads through to a contemporary kitchen and generous dining area, with double doors continuing into a bright sunroom overlooking the rear garden. This creates an excellent flow through the ground floor, with the sunroom providing valuable additional living space and direct access to the patio and garden.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and private en suite, alongside a stylish family bathroom. Excellent storage is provided throughout, while externally the home benefits from driveway parking for two vehicles and a fully enclosed rear garden with lawn and patio seating area.

Summerpark has become an exceptionally popular choice for families, offering the advantages of a modern residential development while remaining conveniently connected to Dumfries. Schools, supermarkets and everyday amenities are all within easy reach, with the Peel Centre providing a wide selection of major retailers nearby. Regular bus services provide convenient access into the town centre, while the surrounding area offers excellent opportunities for walking and outdoor recreation.

A genuine walk-in home offering space, convenience and an excellent family lifestyle in one of Dumfries' most desirable modern developments.

Viewings strictly by appointment only. To book a viewing, call Hunters Dumfries on 01387 245898 or email dumfries@hunters.com.

EPC – C | Council Tax Band – E

Tel: 01387 245898

Entrance Hall

A welcoming entrance hall providing access to the cloakroom WC and lounge, with a side-facing window allowing natural light into the space. Finished with attractive wood-effect flooring which continues through into the lounge, complementing the property's contemporary presentation.

Cloakroom W.C

A well-proportioned ground-floor cloakroom fitted with a low-level WC and wall-mounted wash hand basin, together with a side-facing window providing natural light and ventilation.

Family Lounge

A comfortable and beautifully presented front-facing reception room, continuing the attractive wood-effect flooring from the entrance hall. A contemporary acoustic-style slatted timber feature panel creates an attractive focal point to the room, while a front-facing window provides natural light. Two useful storage areas are incorporated beneath and alongside the staircase, including a cupboard housing the boiler and electrical equipment and a further cloak/storage cupboard providing hanging and shelving space. Access leads through to the kitchen/dining room.

Kitchen / Dining Room

An impressive modern kitchen/dining room providing an excellent hub for everyday family life. The kitchen is fitted with a comprehensive range of contemporary wall and base units complemented by work surfaces, under-unit lighting and tiled flooring. Integrated appliances include a dishwasher and fridge/freezer, alongside a stainless-steel oven, gas hob, stainless-steel splashback and matching extractor.

A particularly distinctive feature is the contemporary stainless-steel sink incorporating a flat integrated drainer and angular mixer tap. The adjoining dining area comfortably accommodates a six-seat dining table, providing generous space for family dining and entertaining. Internal double doors open directly into the sunroom.

Sunroom

A superb addition to the living accommodation, providing a bright and versatile second reception space overlooking the rear garden. Extensive floor-to-ceiling glazing allows an abundance of natural light into the room and creates an excellent connection with the outside space. French doors open directly onto the garden and adjoining patio, making the room particularly well suited to family living and entertaining. Finished with large-format tiled flooring.

First Floor Landing

Stairs rise to a bright and airy first-floor landing providing access to all three bedrooms and the family bathroom. A useful airing cupboard provides additional shelved storage.

Principal Bedroom

A well-proportioned double bedroom positioned to the front of the property and finished in the same clean, contemporary style found throughout the home. A large full-height window provides excellent natural light, while an extensive built-in

wardrobe with timber-effect sliding doors and contrasting frosted-glass panels provides generous integrated hanging and shelving space. Further features include fitted carpet and decorative ceiling cornicing.

En-Suite Shower Room

A stylish en suite shower room finished with tiled flooring and complementary tiled splashbacks. The suite comprises a walk-in shower enclosure with power shower, low-level WC and wash hand basin, with timber-effect boxing and cabinetry continuing the coordinated finish found within the family bathroom. Further features include a wall-mounted mirrored vanity cabinet, chrome heated towel rail, ceiling-mounted extractor and lighting.

Bedroom Two

A good-sized double bedroom positioned to the front of the property, enjoying excellent natural light from the front-facing window. The room provides ample space for freestanding bedroom furniture and also incorporates access to the loft.

Bedroom Three

A versatile bedroom positioned to the rear of the property, currently utilised as a dressing and makeup room but offering sufficient space to accommodate a double bed. Wall-to-wall fitted wardrobes provide an excellent amount of integrated hanging, shelving and drawer storage, while the rear-facing window overlooks the enclosed garden.

Family Bathroom

A stylish contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with power shower over and clear glass shower screen, wall-mounted wash hand basin with chrome mixer tap and low-level WC. Large-format dark tiling provides a smart finish to the floor and bath/shower surround, complemented by timber-effect panelling and concealed boxing to the rear of the suite. A frosted rear-facing window provides natural light and privacy.

External Front

The property occupies an attractive position within the popular Summerpark development and presents particularly well on approach. The front garden is predominantly laid to lawn and features an established silver birch tree, while neatly maintained hedging borders the paved pathway leading to the covered front entrance.

Parking

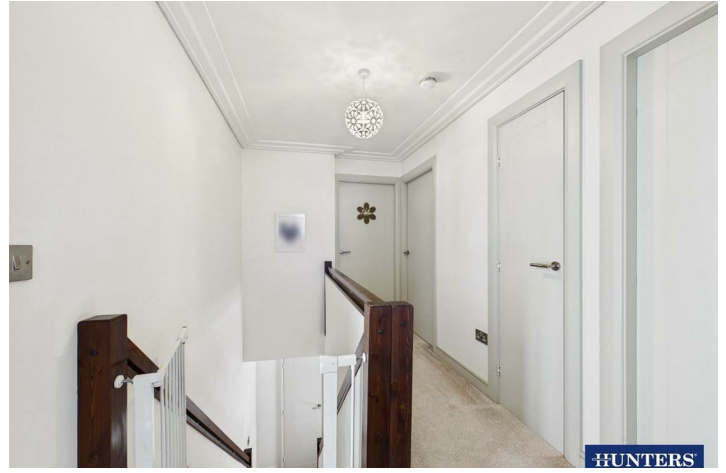
A block-paved driveway extends along the side of the property and provides convenient off-road parking for two vehicles. Gated pedestrian access from the driveway leads directly into the enclosed rear garden

External Rear

A well-proportioned and fully enclosed rear garden, accessed directly from the sunroom through French doors and independently via a lockable gate from the driveway. Predominantly laid to lawn, the garden provides an excellent amount of usable family space and is enclosed by timber fencing for privacy. A paved patio immediately outside the property provides a natural area for outdoor seating and dining, with pathways extending around the garden. Further practical features include gravelled border areas and a useful garden storage shed.

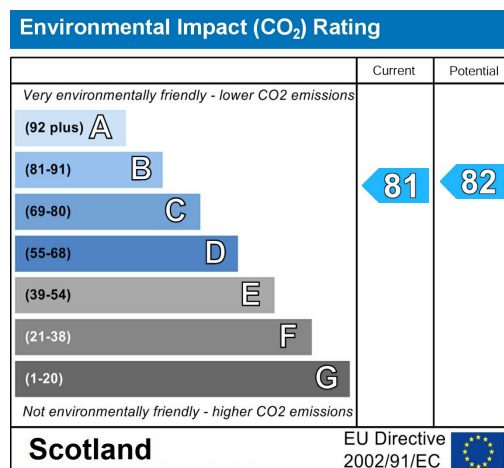
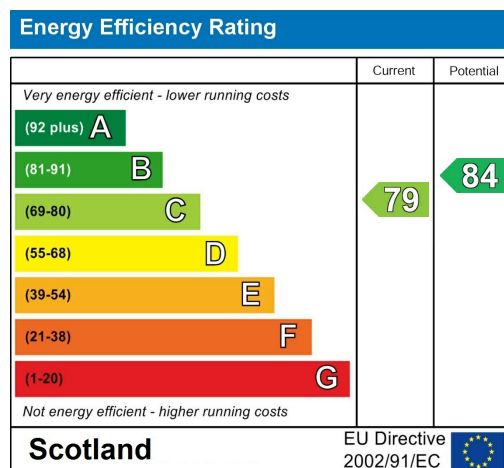
Floorplan







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.

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