



1 Hawthorn Close, Dumfries, DG1 3TR

OIRO £265,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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1 Hawthorn Close, is a fantastic modern 4 bedroom detached family home with off street parking and garage situated in the sought after development of Summerpark. This Story Homes "Dunbar" property has been well placed within the plot allowing the rear garden to be South West facing, capturing all of the Sottish sun. It has an open aspect to the rear.

The property offers substantial family living accommodation over two floors and is in excellent modern condition throughout, allowing any purchaser to walk in and place their own furniture and enjoy all that the property has to offer.

Hawthorn Close is located within easy reach of the Peel Centre allowing access to local supermarkets and retail shops, whilst only a 2 mile drive into Dumfries Town Centre. Local bus routes can be found passing through the Summerpark development making it easier to reach the town centre.

### ACCOMMODATION

Ground floor: Entrance hall. Lounge.  
Kitchen/Dining room. W.C.

First floor: Master bedroom with en-suite, 3 additional bedrooms, two double and one single. Family bathroom

### ENTRANCE HALL

Entered through PVC door into spacious airy 'L' shaped hallway. Access to all downstairs accommodation with internal door into garage and stairs leading to upper floor. Fitted carpet. Central heating radiator. Two ceiling lights



### LOUNGE (11'9" X 15'3")

The lounge is a good size family room to enjoy family gatherings. Window to front fitted with blinds and curtains. Gas flamed fire with marble fireplace. Fitted carpet. Central heating radiator. Ceiling light.

### KITCHEN (9'8" X 9'8")

From the hallway double half glazed doors leads to a large family entertaining open plan kitchen/diner fitted with a range of wall and base units with wine rack. The kitchen includes a built-in fridge/freezer, gas hob with extractor oven (one fan and one convectional), dishwasher, washing machine and under wall cabinet lights. Matt black laminate worktop with stainless steel sink and drainer with mixer tap. Window with roller blind looking out to the rear garden. Vinyl floor. Ceiling spot lights.

### DINING ROOM (15'4" X 9'8")

The dining area is a bright spacious room with natural light flooding in from the double patio doors leading out to the rear garden with additional window fitted with roller blind. The dining area allows for a large family dining table, the space could seat a family of 8. Ceiling light. Fitted carpet. Central heating radiator.

### W.C (3'11" X 7'5")

Downstairs W.C and wash hand basin. Vinyl flooring. Extractor fan. Ceiling light.



## LANDING

Access to all first floor accommodation including storage cupboard housing the water tank and loft hatch. The loft contains a light and television aerial which links to all the bedrooms, lounge and dining room. Fitted carpet. Two ceiling lights. Central heating radiator.

## BEDROOM 1 (11'8" X 15'4")

The spacious master bedroom has room for freestanding furniture or fitted wardrobes and a king sized bed. Window to front fitted with blinds and curtains. Ceiling light. Central heating radiator. Fitted carpet. Access to en-suite.



## EN-SUITE (5'1" X 5'11")

Opaque window to front. White W.C and wash hand basin. Enclosed shower cubicle with mixer shower. Half height tile surround with fully tiled enclosed shower. White heated towel rail. Extractor fan. Ceiling spot lights. Vinyl floor.



## BEDROOM 2 (12'2" X 11'5")

Window to front with blinds and curtains. Space for freestanding furniture or fitted wardrobes. Ceiling light. Central heating radiator. Fitted carpet.

## BEDROOM 3 (9'11" X 11'5")

This double bedroom is currently being used as a single. Room for freestanding furniture. Window to rear fitted with blind and curtains. Ceiling light. Central heating radiator. Fitted carpet.



## BEDROOM 4 (9'4" X 9'8")

A single bedroom with space for freestanding furniture. Window to rear with fitted blind and curtains. Ceiling light. Central heating radiator.



## BATHROOM (8'1" X 6'3")

This large family bathroom is fully equipped with a modern suite comprising of a white W.C, wash hand basin and bath with mixer shower above and hand-held shower below allowing you to grab a quick shower on a busy morning or relax in a bath after a busy day at work. Glass shower screen. Fully tiled shower area with half height tile surround to the remainder of the room. Heated towel rail. Extractor fan. Ceiling spot lights. Vinyl flooring.



## OUTSIDE

To the front of the property is a paved driveway allowing for two parking spaces. There is also access to the garage that comes with an up and over door, light, electricity and internal tap.. To the front is a gravel area with a flower border. The rear garden can be accessed by a wooden gate to the side of the garage. To the rear of the property is a patio area, with the rest of the garden laid of lawn with gravel edging and a paved path leading to the 8'x6' shed.



## NOTES

This property has an ample supply of power points, gas central heating, double glazed, fibre broadband cable & TV points, intruder alarm, linked smoke alarms and carbon monoxide alarms. All fixed floor coverings, curtains, blinds, light fittings, and garden shed included in the sale. Wardrobes, bunk beds and washing machine can also be included if desired.

## HOME REPORT

The Home Report is available on [www.onesurvey.org](http://www.onesurvey.org)

## EPC & COUNCIL TAX BANDING

EPC Band C. Council Tax E.

## ENTRY

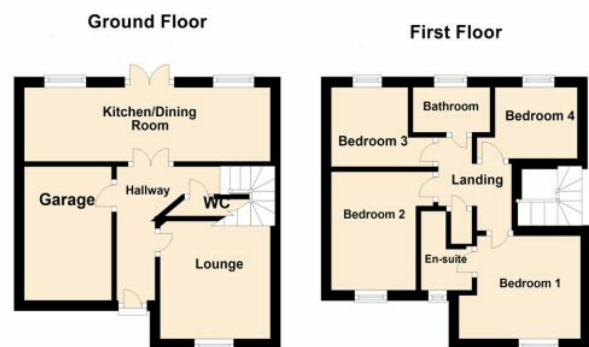
Subject to negotiation.

## VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

## 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.



For Illustration Purpose Only. Not To Scale



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