



11 Haining Drive, Summerpark, Dumfries, DG1 3GF

Offers over £185,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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11 Haining Drive, is a three bedroom end-terrace house is located within the modern residential development of Summer Park.

11 Haining Drive, is a three bedroom end-terrace house located within the modern residential development of Summer Park. The property would suit first time buyers or a growing family. The property is just a short walk from Dumfries High School, local supermarkets and the local bus route for ease of access into the centre of town. Dumfries town centre is around 2 miles away from the property.

ACCOMMODATION

Ground Floor: Entrance Hall. Living Room. Kitchen/Diner. W.C.

First Floor: Three Bedrooms. Bathroom.

ENTRANCE HALL

Entered through PVC door. Stairs leading to top floor accommodation. Fitted carpet. Ceiling light. Central heating radiator.

LOUNGE (15'5" X 11'5" OR 4.7M X 3.5M)

Window to front fitted with blinds. Access through to kitchen/diner. Central heating radiator. Ceiling light. Fitted carpet.



KITCHEN/DINER (9'9" X 12'3" OR 3.0M X 3.7M)

Patio doors leading to the rear fitted with vertical blinds. Range of wall and base unit with built in, dishwasher, oven and gas hob with extractor fan above. Plumbing for washing machine and freestanding fridge freezer. Stainless steel sink and drainer. Tile splash back. Vinyl flooring. Ceiling light. Access to downstairs W.C.



DINING AREA (4'6" X 6'0" OR 1.4M X 1.8M)

Window to rear fitted with vertical blinds. Space for dining table. Fitted carpet. Ceiling light.

W.C (4'12 X 5'6" OR 1.2M X 1.7M)

White W.C and wash hand basin. Tiled wash area. Ceiling light. Extractor Fan. Central heating radiator. Vinyl flooring. Access to good size under stairs cupboard.



LANDING

Access to all first floor accommodation including loft hatch. Fitted carpet. Ceiling light.



BEDROOM 1 (9'5" X 13'0" OR 2.9M X 3.9M)

Windows to front fitted with blinds and curtains. Built in storage cupboard and fitted wardrobes. Ceiling light. Central heating radiator. Fitted carpet.



BEDROOM 2 (7'4" X 11'7" OR 2.2M X 3.5M)

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

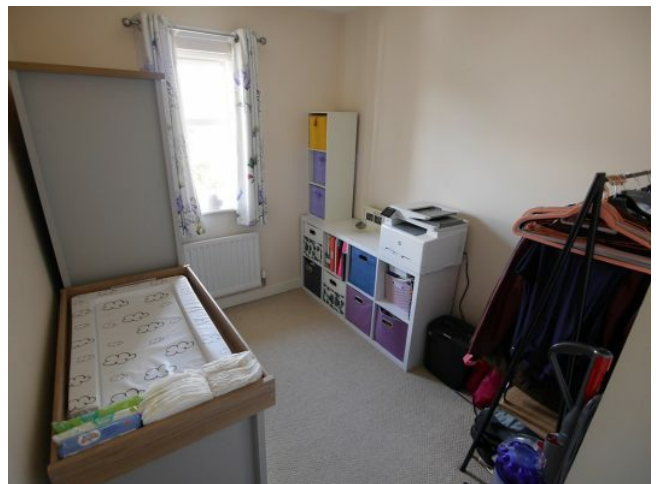
BEDROOM 3 (6'8" X 8'1" OR 2.0M X 2.4M)

This room is of a smaller size and could be used as single bedroom or nursery to allow space for additional furniture. Window to rear fitted with blinds and curtains. Ceiling light. Central heating radiator. Fitted carpet.



BATHROOM (7'3" X 5'6" OR 2.2M X 1.7M)

Three piece white suite comprising of, W.C, wash hand basin and bath with mixer shower above. Glass shower screen. Tile wash area. Ceiling light. Central heating radiator. Vinyl flooring.



OUTSIDE

There is a paved driveway to the side of the property allowing parking for 2 cars. Immediately to the rear is a patio area with a lawn area to the rear of the garden. There is also a wooden shed. Path to the side of the property allowing access to the front and back. The rear garden is bounded by a wooden fence allowing for privacy.

NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band C. Council Tax D.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272



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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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