



3 ORCHID WAY, DUMFRIES, DG1 3WF

PRICE: OFFERS OVER £345,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.35m x 4.26m (approx)	Bedroom 2	3.84m x 3.35m (approx)
Kitchen/Diner	3.27m x 8.49m (approx)	En-suite	2.62m x 1.19m (approx)
Utility Room	1.75m x 1.97m (approx)	Bedroom 3	3.77m x 2.64m (approx)
W.C.	1.74m x 1.43m (approx)	Bedroom 4	3.38m x 2.91m (approx)
Bedroom 1	3.22m x 4.97m (approx)	Bathroom	2.43m x 1.70m (approx)
En-suite	2.20m x 1.91m (approx)		

EPC— B Council Tax Band— F

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This well presented four bedroom detached property is situated in a quite cul-de-sac within the popular residential development of Summerpark. Summerpark is just a short distance from Dumfries town centre which offers a range of local amenities including supermarkets, Doctors' surgeries, Dentists, convenience stores, Post Office, leisure facilities and much more. The property benefits from double glazing and central heating throughout, good storage, off-street parking for two cars and well maintained gardens. Viewings are highly recommended.

The accommodation comprises: spacious entrance hallway with storage cupboard; good sized living room to the front of the property; large modern kitchen/diner with floor and wall cupboards, integrated gas hob, double electric oven, fridge, freezer and dishwasher, space for dining table plus further seating area; utility room with space and plumbing for washing machine and tumble drier; W.C. with washhand basin and vanity cupboard; bedroom 1 is a large double room to the front of the property, built-in wardrobes with mirrored sliding doors, en-suite shower room with W.C. and washhand basin; bedroom 2 is a double room with views to the rear of the property, en-suite shower room with W.C. and washhand basin; bedroom 3 is a double room to the rear of the property; bedroom 4 is a double room to the front of the property; family bathroom with W.C., washhand basin, bath and separate shower. The gardens surrounding the property have grassed areas but are mostly paved and bordered with mature shrubs.



SERVICES

Mains water, gas, electricity and drainage.

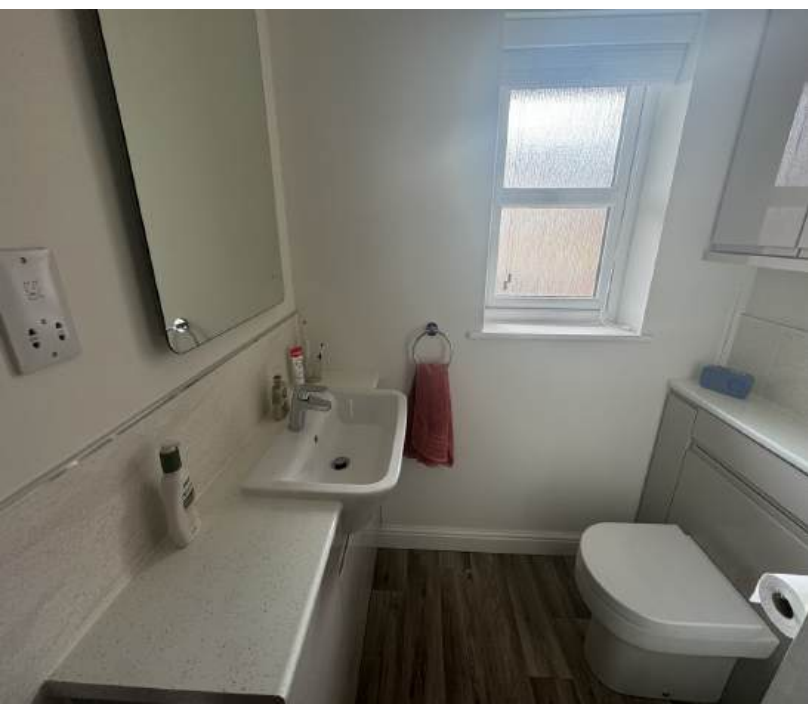
OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

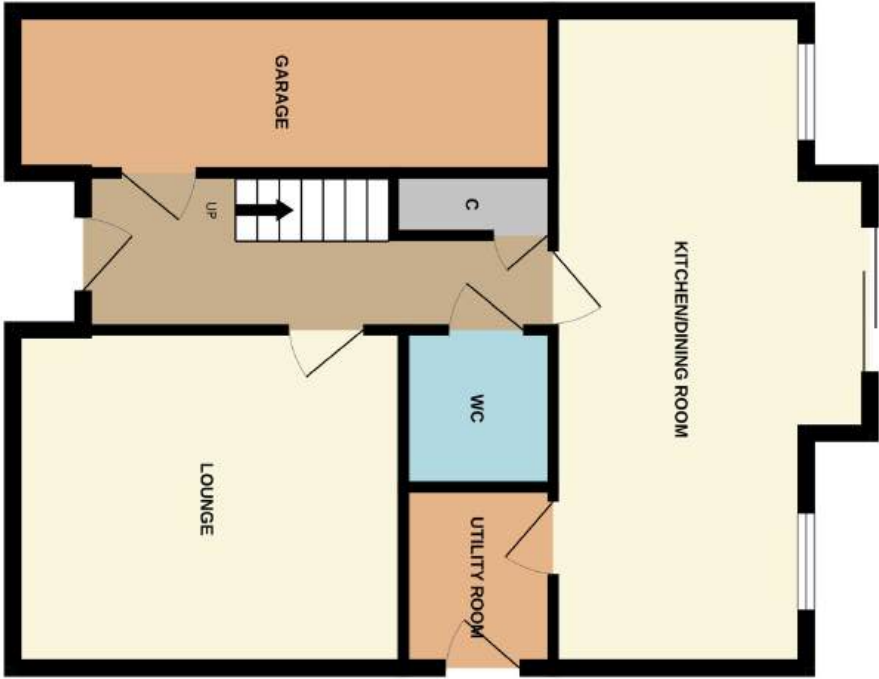




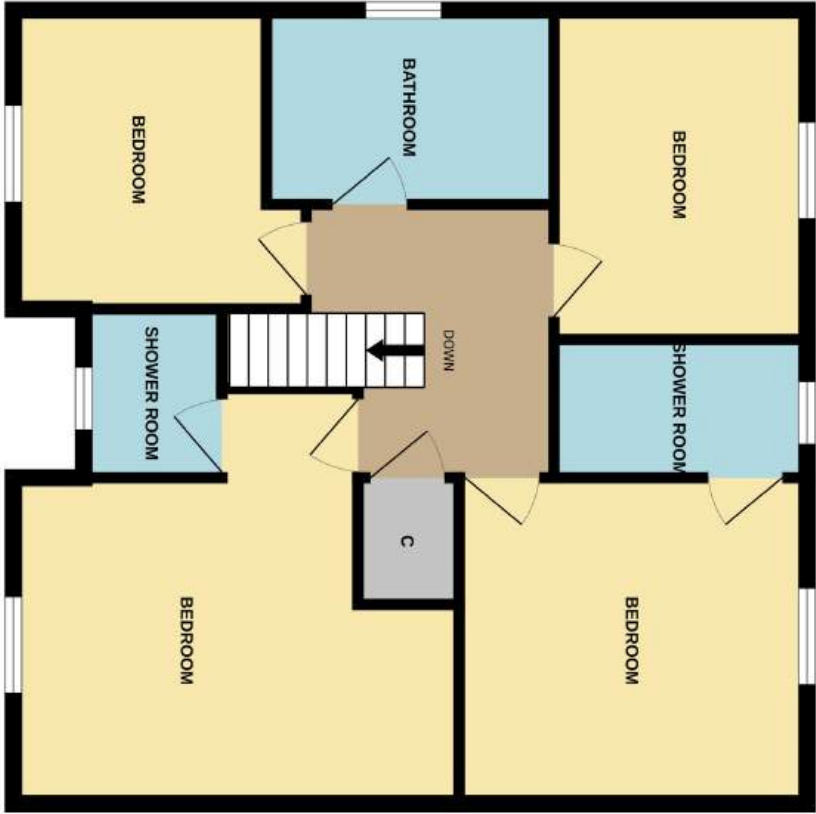




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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