



**3 Galla Avenue, Dalbeattie, DG5 4JZ**

**GG&B**  
PROPERTIES

# 3 Galla Avenue, Dalbeattie, DG5 4JZ

“Spacious, detached bungalow with multiple reception rooms, within a desirable residential area on the edge of Dalbeattie.”

## Accommodation

- + Hall
- + Lounge
- + Dining Room
- + Sun Room
- + Kitchen
- + Rear porch
- + 3 Bedrooms
- + Shower Room

## External

- + Garage
- + Driveway
- + Garden

EPC Rating - D



## LOCATION

3 Galla Avenue sits in a quiet location within a sought after residential area on the edge of Dalbeattie. Dalbeattie offers primary and secondary schooling, shops, local food stores and a health centre. Walkers and mountain bikers are also well catered for in the region with the town woods just minutes away and the 7Stanes cycle tracks on hand in the Dalbeattie Forest, less than a mile away. The "Granite Town" of Dalbeattie is the gateway to The Solway Coast, and is 4 miles from the sailing village of Kippford, with the sandy beaches of Rockcliffe and Sandyhills just a few more minutes away.

## DESCRIPTION

Three bedroom, detached bungalow offering well-presented accommodation throughout. 3 Galla Avenue benefits from having multiple reception rooms and a generously sized corner plot. It has full UPVC double glazing and gas central heating. A single garage and driveway complete the accommodation. The property make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

UPVC double glazed obscure glass door into entrance vestibule.

### Entrance Vestibule

Coat hooks. Wooden obscure glass door into hall.

### Hall

2 central heating radiators. 2 smoke alarms. Hatch to floored attic with ladder. Thermostat. 2 shelves. Cupboard with shelving and coat hooks. Further cupboard housing water tank with shelving. Large walk in cupboard with shelving, light and power points.

### Lounge 4.75m x 3.96m

Large window to front with vertical blind. Gas fire with back boiler and stone surround. Central heating radiator. Television point and telephone point. Double multi glass panels doors to dining room.

### Dining Room 4.64m x 2.89m

Large window to rear. Central heating radiator. Shelf. Heating controls. Smoke alarm.

### Sun Room 3.91m x 2.75m

A range of windows to rear and side with vertical blinds. Central heating radiator. Shelf. Television point. UPVC double glazed french doors to side with vertical blinds, giving access to rear garden.

### Kitchen 3.63m x 3.49m

Window to rear with roller blind. Range of modern wall and floor mounted units. Tiled walls. Stainless steel sink and single drainer. Integrated double oven and gas hob with extractor above. Space for fridge freezer. Breakfast bar. Television point. Central heating radiator. Striplight.

### Rear Porch 1.57m x 1.03m

Window to rear with roller blind. Worktop. Plumbed for automatic washing machine. Tiled walls. UPVC double glazed obscure glass door to side, giving access to rear garden.

### Bedroom 1 3.64m x 3.14m

Window to rear. Central heating radiator. 3 built in double wardrobes with hanging rails and shelving

### Bedroom 2 3.64m x 3.02m

Window to front with vertical blind. Central heating radiator. Built in triple wardrobe with hanging rail and shelving.

### Shower Room 3.64m x 1.54m

Obscure glass window to rear. White suite of W.C., wash hand basin with built in cabinet and large shower cubicle with Mira Vigour electric shower, grab rail and shower seat. Respatex to full height at shower cubicle and to ½ height at rest of suite. Mirror with light above, shaving point, grab rail, shelf. Central heating radiator. Spotlights.

### Bedroom 3 3m x 2.42m

Window to front with vertical blind. Central heating radiator. Shelf. Built in double wardrobe with hanging rail and shelving.

## External

The front garden is laid mainly to lawn with mature shrubs, bushes and small trees. Driveway. Outdoor light. A gravelled path leads around the side of the property. Area laid to wood chip with bushes. A wooden gate gives access to the rear garden.

The rear garden is laid mainly to paving for ease of maintenance. Tap. Rotating clothes dryer. Areas of gravel and lawn with borders of mature bushes and shrubs. Further wooden gate gives access to an enclosed section of garden to the side of the property which is laid to paving with borders of gravel and bushes. Outdoor light.

### Garage 5.18m x 2.94m

Brick built garage with concrete base and up and over door. Power and light. Electric and gas meters and fuse box. Shelving and wall mounted units. Wooden door to side to rear garden.

### Please Note

Items of furniture may be available, subject to negotiation.

## VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 611 247.

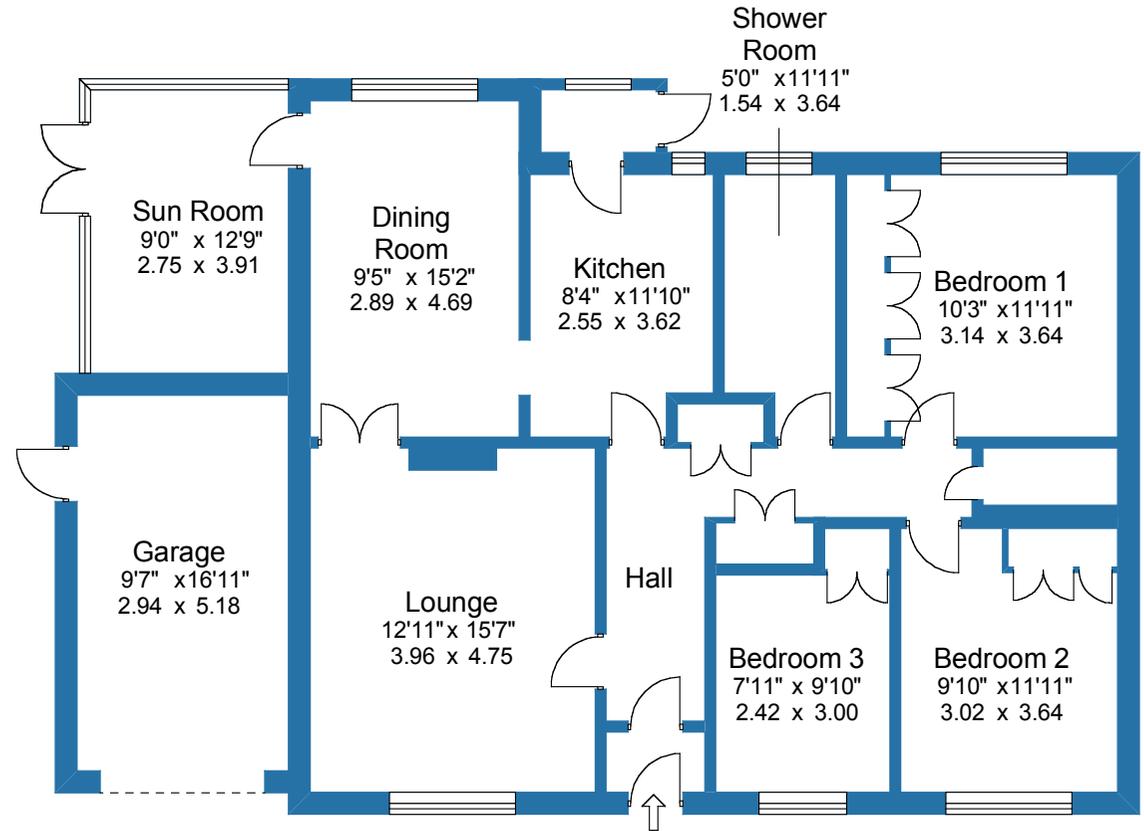
## HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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 Castle Douglas  
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 01556 503744

27 St Cuthbert Street  
 Kirkcudbright  
 DG6 4DJ  
 01557 330539

135 Irish Street  
 Dumfries  
 DG1 2NT  
 01387 255351

33 High Street  
 Dalbeattie  
 DG5 4AD  
 01556 611247



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 Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
 The photographs have been taken with a digital camera, using a wide angled lens.

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