



**Myrton, 349 High Street, Dalbeattie, DG5 4QX**



# Myrton, 349 High Street, Dalbeattie, DG5 4QX

“Beautifully presented 4 bedroom detached bungalow with countryside views, set within secluded wraparound gardens leading to private woodland on the edge of the popular town of Dalbeattie”

## Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Utility Room
- + WC
- + Inner Hall
- + 3 Bedrooms
- + Study/ Bedroom 4
- + Wet Room
- + Loft Space

## Outside

- + Driveway with ample parking
- + Garage
- + Wraparound Gardens Approx. 0.91 Acres
- + 2.5 Acres of Woodland

EPC Rating E

Council Tax Band F



## LOCATION

Myrton is situated in an enviable elevated position on the edge of Dalbeattie and adjacent to Dalbeattie forest. The property's location offers privacy and seclusion with the amenities of Dalbeattie all within easy reach. Dalbeattie offers primary and secondary schooling, shops, local food stores, health centre and a golf course. 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 & Sandyhills just a few more minutes away.

## DESCRIPTION

A rarely available, substantial 4 bedroom bungalow offering an exceptional rural lifestyle opportunity surrounded by peaceful wraparound gardens and a further 2.5 acres of deciduous woodland adjacent to Dalbeattie Forest. Myrton offers a spacious lounge with picture window with views to the gardens and countryside beyond, a large dining room with French doors to the garden, 3 double bedrooms and a further bedroom currently used as a study. There is also a good sized kitchen with dining space, a practical utility room, integrated garage and floored loft space offering potential for further development subject to the necessary permissions. There is double glazing, pleasing internal hard wood finishes and oil central heating throughout with a statement open fire in the lounge. Externally the property offers beautiful secluded gardens with countryside views, access to private woodland, driveway and parking for several cars.

Viewing is highly recommended to appreciate the accommodation on offer

## ACCOMMODATION

### Entrance Vestibule

Wooden fully glazed external double doors into vestibule; shelved cupboard housing electricity meters; cupboard with hanging space; tiling to floor; glazed door with side panels into hall.



### Hall

Glazed door to lounge; doors to kitchen, rear hall and to stairwell to loft space; coving; 2 radiators; fitted carpet.

### Lounge

Light-filled room with large picture window to front offering beautiful views to the garden and countryside beyond; hand crafted sandstone chimney breast with open fireplace and polished marble hearth extending to display unit with wooden shelves; wood paneling to wall; radiator with wooden cover; spotlights; heating control unit; television point; telephone point; smoke detector; fitted carpet; glazed double doors to dining room.

### Dining Room

Attractive light room with large windows to 2 walls offering views of the garden; French doors leading to outside terrace and seating area with pergola; Douglas Fir wood paneling to ceiling; 2 radiators with wooden covers; fitted carpet; door to utility room.

### Utility Room

Window to rear; doors to kitchen, WC, garage, storage cupboard housing water tank, Worcester oil-fuelled boiler (installed 2026) and heating control unit, further 2 large storage cupboards; part glazed UPVC external door to rear; Beko fridge freezer; Bosch Classix 6 washing machine and Classix tumble dryer; stainless steel sink, drainer and mixer tap; tiled splashback; half tiling to walls; tiling to floor.

### Kitchen

Bright and welcoming space with 2 windows to rear with views to the garden; range of light wood effect wall and floor units with complimenting stone effect worktops and tiled splashbacks; stainless steel 1½ sink, drainer and mixer tap; NEFF integrated double oven, NEFF integrated dishwasher, NEFF integrated fridge and NEFF induction hob with concealed extractor fan; breakfast bar seating area with wood effect worktop; wine rack; display cabinet with glass doors; display shelving; radiator with wooden cover; spotlights; linoleum tiles to floor; door to hall.



### WC

Window to rear; suite of W.C and wash hand basin; towel rail; storage cupboard; half tiling to walls; tiling to floor.

### Inner Hall

Doors to bedrooms 1, 2, 3 & 4, shower room and shelved airing cupboard; coving; fitted carpet; spotlights; smoke detector.

### Bedroom 1

Large double bedroom with 2 windows to front; large fitted wardrobe with hanging and shelving space and additional cupboard above; 2 radiators with wooden covers; exposed wooden floorboards.

### Bedroom 2

Good sized double bedroom with dual aspect windows to side and rear with views to the garden; large fitted wardrobe with shelving and hanging space and additional cupboard above; telephone point; 2 radiators with wooden covers; fitted carpet.

### Bedroom 3

Double bedroom with window to front; fitted wardrobe with shelving and hanging space and additional cupboard above; radiator with wooden cover; fitted carpet.

### Bedroom 4 / Study

Window to rear; shelved storage cupboards; coving; radiator with wooden cover; telephone point; fitted carpet.

### Wet Room

Spacious and modern wet room with large obscure window to rear; suite of W.C., shower and wash hand basin with mixer tap in vanity unit with storage; tiling to walls; waterproof panels to shower area; large cupboard with fully tiled walls and plumbing; storage cupboard with mirrored doors; handrail; towel rail; extractor fan; wet room flooring.



### Loft Space

Accessed via door to open stairwell with coat hooks, fitted carpet, alarm control point; large floored loft storage space with 2 Velux windows; window to side; 4 wall lights; open shelving units; electric radiator; steps to storage area with light; 2 water tanks.

### OUTSIDE

Myrton is accessed via a private driveway from the High Street which is bordered by woodland. The garden grounds accumulate to 0.91 acres.

### Front Gardens

Mainly laid to lawn with mature shrubs and trees and beautiful views over the surrounding countryside; large paved seating area with pergola ideal for outside entertaining; tiled path to covered front porch area and front door; outside lights; wall with gate to side leading to large graveled area in front of garage with parking for several cars; access via path to 2.5 acres of woodland adjacent to the property.

### Rear Garden

Gate to side of the garage leads to rear garden via paved path; oil tank; rotary air drier; outside light; paved area with steps to former vegetable patch; step to rear door; outside light; sheltered and private rear lawn surrounded by trees and bordering onto woodland with potential for wildlife and birds to visit.

### Garage 5.65 x 4.86m

Concrete floor; electric up and over door; electricity supply and lights; Bosch Logixx freezer; storage cupboards; water tap; external security camera.

### Please Note

Some items of furniture within the property may be available for purchase by separate negotiation

### VIEWING

By appointment with the Selling Agents on 01556 504038.

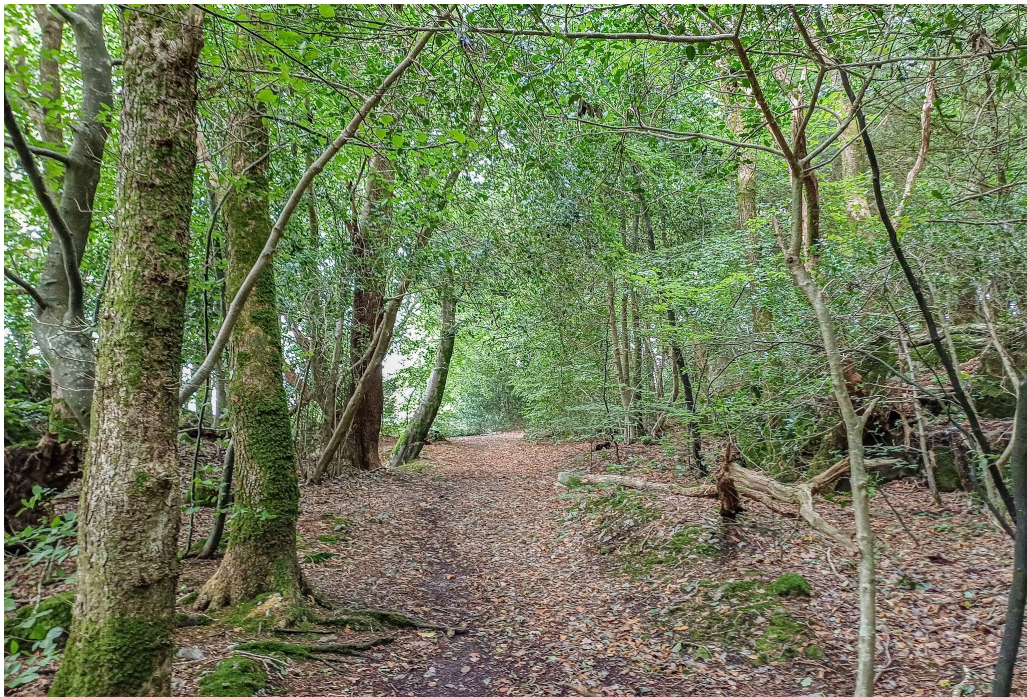
### HOME REPORT

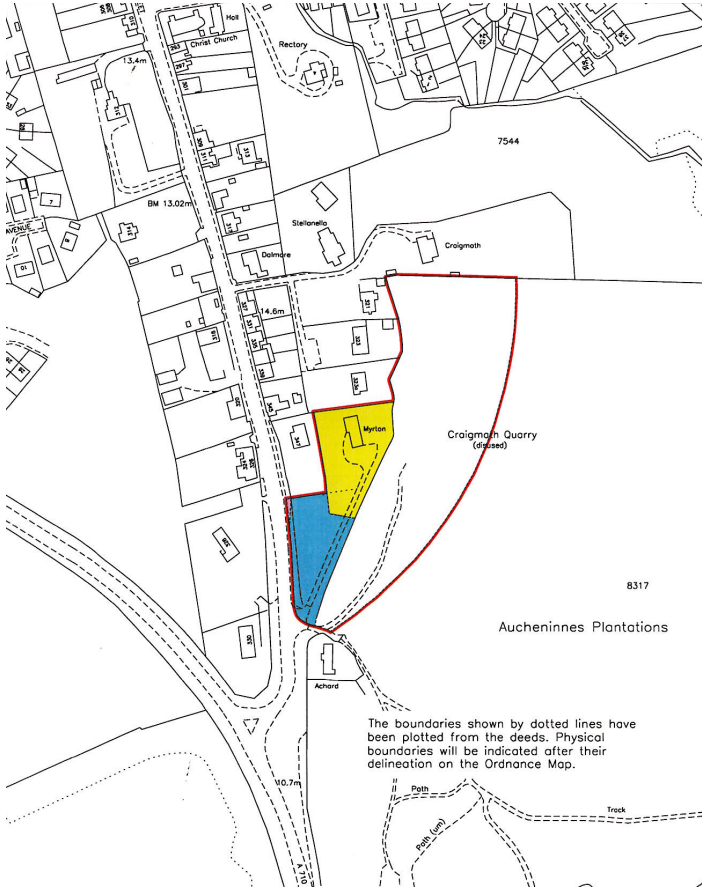
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

### OFFERS

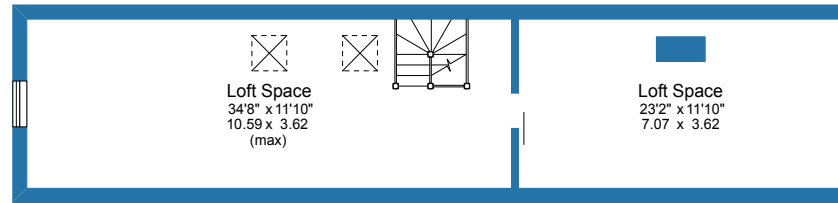
Offers in Scottish Legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



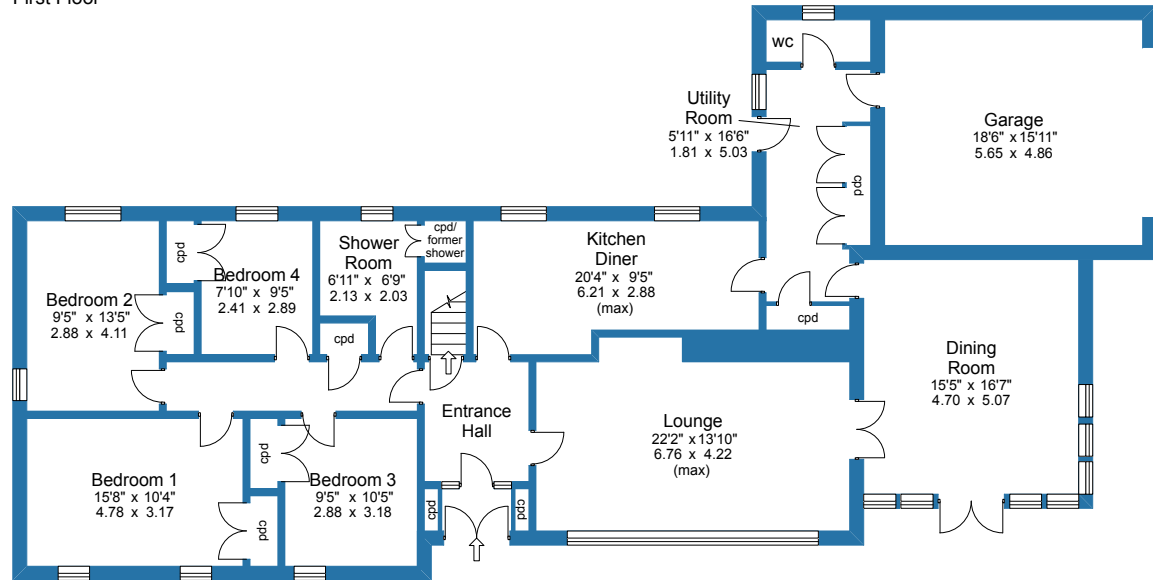




For guidance only. Boundary outlined in red.



First Floor



Ground Floor



135 King Street  
Castle Douglas  
DG7 1NA  
01556 503744

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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