



36 Glenshalloch Road, Dalbeattie, DG5 4DB

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“Well presented one bedroom end-terraced bungalow in a well-established residential area of Dalbeattie, offering spacious light filled rooms and low maintenance gardens to front and rear.”

Accommodation

- + Hall
- + Lounge
- + Kitchen
- + Bedroom
- + Wet Room

Outside

- + Front and rear gardens
- + Shed

EPC Rating D

Council Tax Band B



LOCATION

The property is located in a well-established residential development a short walk from the town centre of Dalbeattie. Dalbeattie offers Primary and Secondary schooling, shops, local food stores, a health centre and golf course. Walkers and mountain bikers are 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

Traditional end-terraced one bedroom bungalow located in a well-established residential area close to Dalbeattie town centre, with easily maintained front and rear gardens. The property offers spacious bright rooms, benefitting from double glazing and gas central heating throughout. The front door opens into a welcoming hall leading to the bedroom, wet room and lounge. The lounge leads to the bright kitchen to the rear which offers access to the rear garden and shed. To the rear there is also access to a public car park adjacent to the property.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Hall

Part glazed wooden exterior door opens into hall; doors to wet room, bedroom and lounge; cupboard housing electricity meters; hatch access to loft; radiator; heating thermostat; smoke alarm; coat hooks; fitted carpet.

Lounge

Good sized bright room with large window to rear; 2 radiators, coving; telephone point; television point; carbon monoxide alarm; fitted carpet; door to kitchen.

Kitchen

Window to rear; part obscure glazed UPVC external door to rear garden; range of light coloured wall and floor units with complimenting stone effect worktops; stainless steel sink, drainer and mixer tap; Potterton gas boiler; Hoover washing machine; Bosch freestanding fridge freezer; radiator; heating control point; smoke alarm; laminate flooring.

Bedroom

Good sized double bedroom with large window to front; radiator; fitted carpet.

Wet Room

Window to front; suite of W.C., wash-hand basin and Mira Sport walk in electric shower; waterproof panels to walls; extractor fan; radiator; wet room flooring.

OUTSIDE

Front garden

Paved path with ramp and handrail to front door; areas either side of path laid to gravel for ease of maintenance; raised border with shrubs; outside light; gas box.

Rear garden

Paved patio area with steps to rear door and path to gate; lawned area with drying green; shed with storage cupboard; outside light.

VIEWING

By appointment with the Selling Agents of 01556 504038.

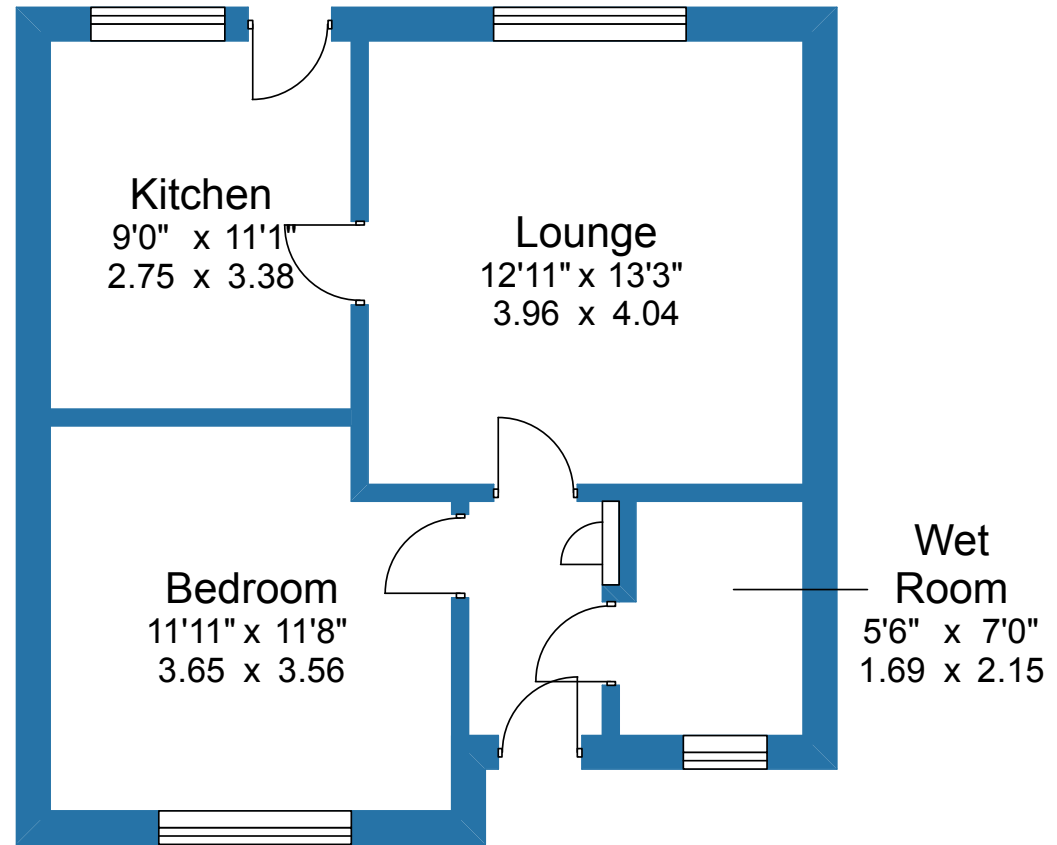
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners reserve 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
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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