



Stellanova, High Street, Dalbeattie, DG5 4DX

The logo for GG&B Properties, featuring the letters 'GG&B' in a large, blue, serif font, with a red and blue curved line above the letters. Below the letters, the word 'PROPERTIES' is written in a smaller, red, sans-serif font.

Stellanova, High Street, Dalbeattie, DG5 4DX

“Immaculately presented 4 bedroom detached bungalow with integral garage set in a desirable location on a private road off the High Street, offering a peaceful location with countryside views to the rear”

Accommodation

- + Entrance Vestibule
- + Hallway
- + Lounge
- + Sun Room
- + Kitchen
- + Utility Room
- + 4 Double Bedrooms,
1 with en-suite
- + Bathroom

Outside

- + Integral Garage
- + Driveway
- + Front and rear gardens
- + Greenhouse

EPC Rating C

Council Tax Band F



LOCATION

Stellanova is located in a peaceful location on a small private road set back from the High Street in Dalbeattie and is convenient for local amenities and the town woods. Dalbeattie offers primary and secondary schooling, shops, local food stores, a health centre and 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 and Sandyhills just a few more minutes away.

DESCRIPTION

Immaculately presented detached bungalow with integral garage, driveway and front and rear gardens located on a small private road, backing onto open countryside. Stellanova offers spacious light filled accommodation with a large lounge to the front with pleasing sun room adjacent, a sizeable kitchen with separate handy utility room and 4 double bedrooms, 1 with an en-suite shower room, all served by a family bathroom. There is UPVC double glazing, coving and gas central heating throughout with a feature gas effect log burner in the sizeable lounge.

Outside a driveway with a good sized parking area leads to a single integral garage. There are garden grounds to the front, sides and rear with lawns, a greenhouse and fruit trees. There is a paved patio area accessed from the front as well as the sun room offering the option for outside entertaining.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Vestibule

UPVC part obscure glazed external door with smaller UPVC obscure glazed side door opens into spacious vestibule; tile effect linoleum; wooden glazed door to hallway.



Hall

Large hallway with double wooden glazed doors to lounge, doors to kitchen, utility room, 4 bedrooms, bathroom and double cupboard with shelving, hanging space and alarm; built in book case with shelved cupboard beneath; heating thermostat; radiator; smoke alarm; fitted carpet.

Lounge

Large bright lounge with 2 windows to front; wooden glazed double doors to sun room; Gazco gas wood burner effect stove set on tile hearth with brick surround and wooden mantle; 2 television connection points; 2 wall lights; broadband connection point; obscure glazed hatch to kitchen; 2 radiators; smoke alarm; carbon monoxide alarm; fitted carpet.

Sun Room

Bright room with window to side and glazed sliding doors to front opening onto patio area; radiator; tile effect linoleum.

Kitchen

Spacious room featuring wooden wall and floor units with worktops and tiled splashbacks; stainless steel 1 ½ sink, drainer and mixer tap; windows to rear and side; Rangemaster 6 ring cooker; Homark integrated dishwasher; integrated fridge and freezer; pantry cupboard; television connection point; phone connection point; heat alarm; carbon monoxide alarm; 2 radiators; tile floor.

Utility Room

UPVC obscure glazed door to rear; window to rear; floor unit with worktop and tiled splashback; stainless steel sink, drainer and mixer tap; wall unit; Worcester boiler; Drayton heating controls; carbon monoxide alarm; hatch to full-length floored attic with power and light offering useful storage ; radiator; tiled floor.

Bedroom 1

Large double bedroom with en-suite shower room; window to front; television connection point; phone connection point; radiator; fitted carpet; door to en-suite.



En-Suite Shower Room

Suite of WC, wash hand basin and Mira shower cubicle with glass sliding doors; Airflow extractor fan; radiator; tiles to walls; tile floor.

Bedroom 2

Double bedroom with window to rear; television connection point; radiator; fitted carpet.

Bedroom 3

Double bedroom with window to front; television connection point; radiator; fitted carpet.

Bedroom 4

Double bedroom with window to rear; integrated cupboard with shelving and hanging space; television connection point; shelving; radiator; fitted carpet.

Bathroom

Good sized bathroom featuring suite of WC, wash hand basin, bidet and Mira shower over jet bath; decorative tiles to walls; obscure window to rear; glass shelf; wall mounted mirror; Airflow extractor fan; radiator; tile floor.

OUTSIDE

Garden

Gravel driveway leading to sizeable parking area in front of single integral garage; gravel continues to steps to covered front porch and front door with outside light; gravel continues to side around to rear garden and encompasses property back around to the front; paved path from private road to front door passing areas laid to lawn with plant and shrub borders; paving continues to paved patio area also accessed from sun room with outside light. The rear garden is largely laid to lawn with fruit trees and countryside views; stone area with rotary air dryer point; areas laid to gravel with greenhouse; outside light at back door; lawn and plant borders to side.



Garage

Up and over vehicle door; UPVC obscure glazed window to rear; coat hooks; meters and fuse box; large storage shelf; outside tap; concrete floor.

VIEWING

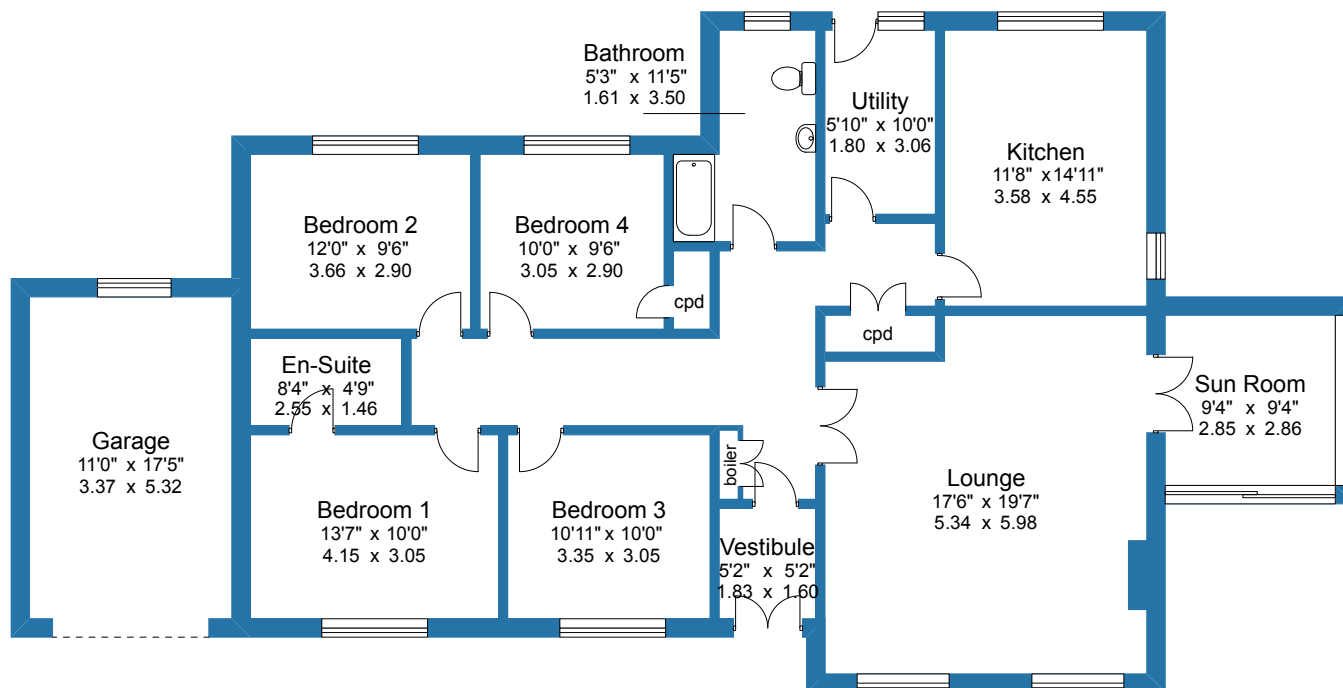
By appointment with the Selling Agents on 01556 504038.

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.

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 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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