



10 Station Road, Dalbeattie, DG5 4AN

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“Traditional granite 5 bedroom family home offering versatile accommodation over 3 floors with large rear garden and off-street parking situated in the popular town of Dalbeattie”

Ground Floor

- + Hall
- + 3 Bedrooms

Lower Ground Floor

- + Kitchen
- + Lounge

First Floor

- + 2 Bedrooms
- + Shower Room

Outside

- + Rear garden
- + Store
- + Shed
- + Off-street parking

EPC Rating D

Council Tax Band D



LOCATION

The property is located within an established residential area close to Dalbeattie town centre and offering easy access to all amenities. 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

Traditional mid-terraced granite family home offering versatile accommodation over 3 floors. The lower ground floor offers a spacious lounge with adjoining kitchen with access to the garden, while the flexible upper two floors offer 5 bedrooms and a shower room. There is double glazing and gas central heating throughout the property.

Externally the sizeable garden leads to a decked seating area, shed and off-street parking to the rear accessed via Mews Lane.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Hall

UPVC part-glazed external door into hall; doors to 3 bedrooms; carpeted stairs down to lower ground and up to first floor; cupboard housing electricity meters; radiator; smoke detector; laminate flooring.

Bedroom 1

Good sized bright double bedroom with large window to front and high ceiling; coving; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to rear and high ceiling; radiator; fitted carpet.

Bedroom 3

Bright room with window to rear with high ceiling; built-in shelved storage cupboard; telephone point; radiator; fitted carpet.

Lower Ground Floor

Kitchen

Galley style kitchen with wooden part-glazed stable door to garden; range of modern floor and wall units with complimenting worktops and splashbacks; stainless steel sink, drainer and mixer tap; integrated gas hob; integrated Zanussi electric oven; undercounter freezer; Beko undercounter fridge; Beko freestanding fridge freezer; Hoover washing machine; freestanding dishwasher; door to large larder cupboard with shelving, lights and gas meter; Zanussi extractor fan; breakfast bar area with stools; spotlights; tiling to floor; opens to lounge.

Lounge

Large versatile space with window overlooking the rear garden; under stairs storage cupboard with coat hooks and shelving; 2 wall lights; 2 radiators; telephone point; central heating control point; smoke detector; wood effect laminate flooring; carpeted stairs to ground floor.

First Floor

Landing

Doors to bedrooms 4 & 5; hatch access to loft space; smoke detector; fitted carpet.

Bedroom 4

Light filled double bedroom with large window to rear with views to the garden; built in storage cupboards with shelving and hanging space; hatch to under eaves; radiator; fitted carpet.

Bedroom 5

Lovely bright double bedroom with large window to rear overlooking the garden; radiator; fitted carpet.

Shower Room

Suite of W.C., wash-hand basin and shower cubicle with glass doors and Mira Sport electric shower; large obscure window to front; waterproof wall panels; part tiling to walls; towel rail; radiator; laminate flooring.

OUTSIDE

Store

Worcester gas boiler; Indesit tumble dryer.

Rear garden

Long rear garden laid mostly to lawn with path to side leading to large wooden shed; paved patio; steps to raised deck seating area; outside tap.

Shed

Good sized timber shed with concrete floor; electricity supply; window to rear.

Off-street parking space accessed via gates to Mews Lane.

VIEWING

By appointment with the Selling Agents of 01556 504038.

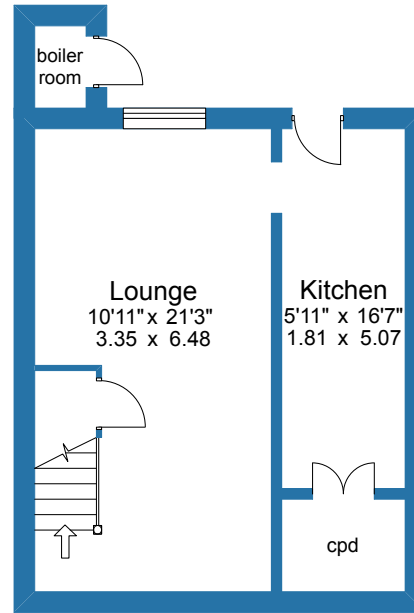
HOME REPORT

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

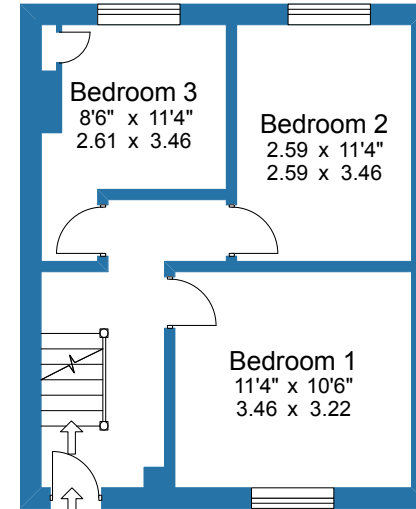
OFFERS

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.

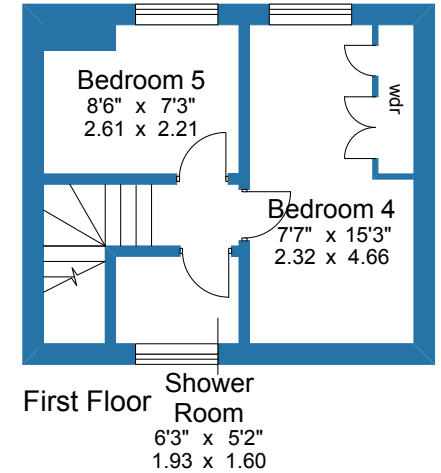




Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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01556 503744

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Dalbeattie
DG5 4AD
01556 611247



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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