



8 Broom Drive, Dalbeattie, DG5 4RB

GG&B
PROPERTIES

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“Immaculately presented detached bungalow with driveway, garage and low-maintenance gardens, situated in a highly desirable area of Dalbeattie.”

Accommodation

- + Vestibule
- + Hall
- + Lounge
- + Kitchen Diner
- + Utility Room
- + 2 Bedrooms
- + Office
- + Bathroom

Outside

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

EPC Rating C

Council Tax Band E



LOCATION

The property is located in a desirable and peaceful residential development on the outskirts of Dalbeattie, with easy access to public transport and amenities. Dalbeattie offers primary and secondary schooling, shops, local food stores, a 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

Immaculately presented 3 bedroom detached bungalow with garage, driveway and front and rear gardens, situated in a desirable residential area of Dalbeattie. The property offers light filled rooms with neutral décor, including a welcoming lounge, large kitchen diner with French doors to the rear garden, a useful adjoining utility room, 2 double bedrooms and a handy office ideal for home working.

Externally there is a single garage, driveway with parking for several cars and easily maintained gardens to the front and rear. The property benefits from UPVC double glazing, coving and gas central heating throughout, with a feature coal-effect fire in the lounge.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Vestibule

UPVC external front door opening into entrance vestibule; cupboard with shelving and hanging space; laminate flooring; glazed wooden door into hall.

Hall

Large welcoming hall with doors to lounge, kitchen, utility room, bathroom, bedrooms 1 and 2, office and cupboard housing electricity

meters; telephone point; smoke alarm; heating control point; radiator; laminate flooring.

Lounge

Lovely bright room with large window to front; feature coal effect electric fire with marble effect surround and wooden hearth and mantle; telephone point; television point; radiator; fitted carpet; glazed double doors to kitchen diner.

Kitchen Diner

Good sized space ideal for entertaining with large window to rear with venetian blind and French doors offering access to the garden; U-shaped kitchen with range of floor and wall units with display shelving, complimenting worktops and tiled splashbacks; stainless steel 1½ sink, drainer and mixer tap; Hotpoint gas hob; Hotpoint extractor fan; Amica integrated oven; Hotpoint integrated dishwasher; Amica freestanding fridge freezer; electric coal-effect stove; radiator; towel rail; laminate flooring.

Utility Room

UPVC part glazed external door to rear garden; floor unit with complimenting worktop; stainless steel sink, drainer and mixer tap; Amica washing machine; Zanussi tumble dryer; Worcester gas boiler; hatch access to loft; radiator; laminate flooring.

Bedroom 1

Large bright double bedroom with window to front with roller blind; telephone point; radiator; laminate flooring.

Bedroom 2

Double bedroom with window to rear with roller blind; telephone point; radiator; fitted carpet.

Office

Room currently used as an office; obscure window to front with roller blind; radiator; laminate flooring.

Bathroom

Spacious bathroom with obscure window to rear with roller blind; suite of W.C., wash hand basin in vanity unit, bath and corner shower cubicle with Mira Sport electric shower, waterproof wall panels to walls and glass sliding doors; extractor fan; towel rails; hand rails; 2 mirrors; tiling to walls; tile effect laminate flooring.

OUTSIDE

Garage 6.92 x 3.23m

Concrete floor; up and over vehicular door; electricity supply with fusebox; wooden pedestrian door to side, window to rear; Servis freestanding fridge freezer; outside light.

Front Garden

Front garden laid mainly to gravel for ease of maintenance with mature trees and shrubs; graveled parking area for several cars; steps to front door with handrails; outside light; wall to side; gravel path leading to rear garden.

Rear Garden

Paved ramp to rear door; steps to French doors to dining area; area laid to lawn with small flower beds to side bordered by low wall and fence; gate access to Haugh Road; outside tap; 2 outside lights; paved path to side leading to gate to front of property; gas box.

VIEWING

By appointment with the Selling Agents on 01556 504038.

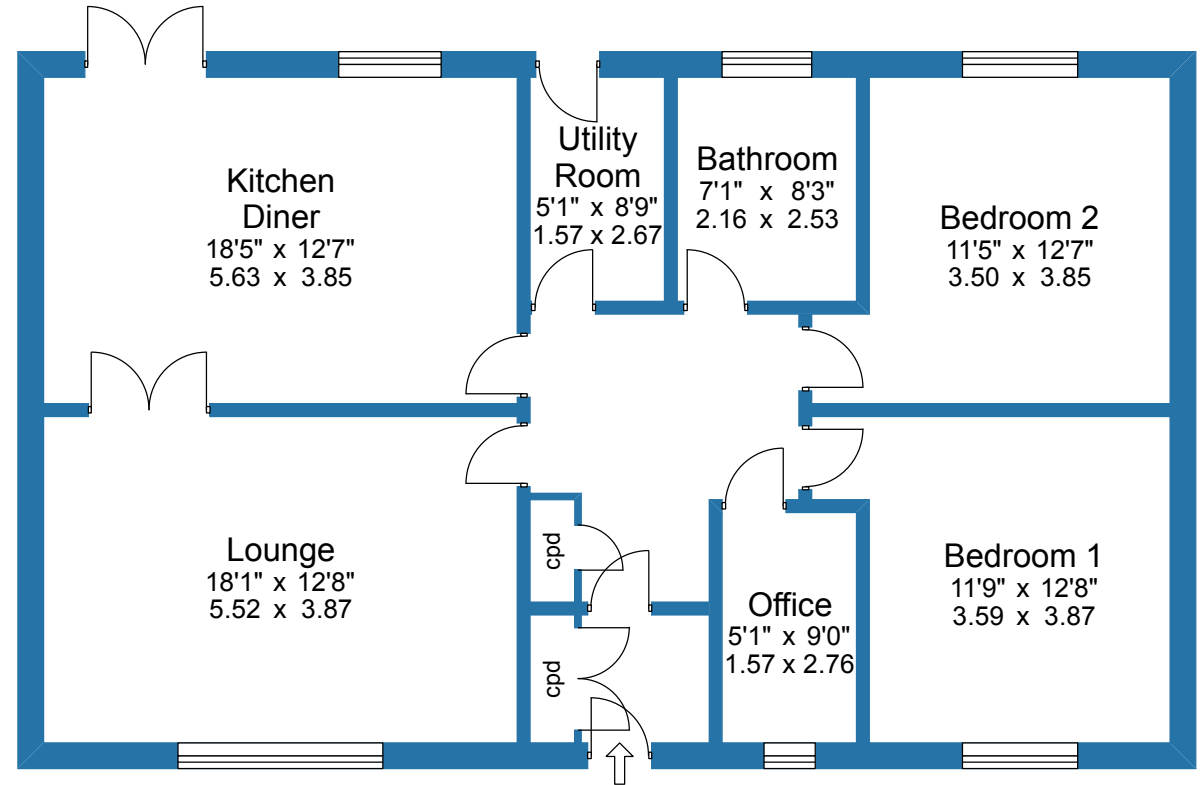
HOME REPORT

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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