



6 Queens Grove, Dalbeattie, DG5 4JG

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“Immaculately presented two bedroom semi-detached bungalow set in easily maintained gardens with off street parking in a popular residential area of Dalbeattie”

Accommodation

- + Lounge
- + Kitchen
- + 2 Bedrooms
- + Wet Room

Outside

- + Driveway
- + Front Garden
- + Rear Garden
- + New Wooden Summerhouse
- + Metal Garden Shed

Council Tax Band B

EPC Rating D



LOCATION

Queens Grove is a peaceful cul-de-sac on the outskirts of Dalbeattie, within level walking distance of the town centre and its 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 approximately 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, semi-detached bungalow set within easily maintained gardens with off street parking for two cars. The property enjoys spaciouly laid out, light filled accommodation in good decorative order with a newly fitted kitchen and wet room as well as newly installed oak internal doors. There is UPVC double glazing and gas central heating throughout with a living flame gas fire in the lounge.

The property was completely renovated in 2000 and taken back to the bare brick. More recently in 2018, the roof tiles were renewed. The accommodation consists of a spacious, light lounge with fire-place and adjoining kitchen which provides access to the sizeable rear garden. There are two double bedrooms each with built in wardrobes, served by a modern wet room.

This is an excellent opportunity to purchase a comfortable, affordable bungalow.

ACCOMMODATION

Vestibule

Part obscure glazed UPVC external front door; laminate flooring; coat hooks; coving; obscure glass panelled door to hallway.

Hallway

Welcoming hallway. Laminate flooring; coving; smoke alarm; heat sensor; hatch to roof space with light; radiator; glass paned door to lounge; doors to the 2 bedrooms and wet room.

Lounge

Attractive, light room with large window to front; living flame gas fire with white wooden mantle and marble surround and hearth; television aerial connection; telephone connection point; two wall lights; coving; heat sensor; laminate flooring; radiator; doorway to kitchen.

Kitchen

Bright room with window to rear overlooking the garden; part obscure glazed UPVC external rear door to garden; range of newly fitted light grey wall and floor units with wood effect worktops; composite 1 ½ sink and drainer with stainless steel mixer tap; indesit ceramic hob with concealed extractor fan; indesit integrated oven; Logik freestanding fridge freezer; Indesit washing machine; Baxi boiler; box containing meters and fuse box; heat sensor; radiator; coving; wood effect laminate flooring.

Bedroom 1

Double bedroom with window to front; built-in wardrobe with hanging space and shelf above; built-in shelved storage cupboard; television aerial connection; telephone point; coving; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to rear overlooking the garden; built-in shelved cupboard; television connection point; telephone connection point; coving; radiator; fitted carpet.

Wet Room

New suite comprising of W.C. and wash hand basin set in modern vanity unit with cupboards; mira electric shower with glass screen; obscure window to rear; heated towel rail; waterproof wall panels to 2 walls; coving; extractor fan; wet room flooring.

OUTSIDE

Garden

Newly laid tarmac drive for two cars leading to steps to front door with outside light; area at front laid to gravel with gas box; paved path continues around the side of the property to a wooden gate opening onto the rear garden. The sizeable rear garden is laid largely to lawn with a paved patio area and area laid to concrete; Newly installed wooden summerhouse; rotary air dryer; metal garden shed; outside tap; outside light at rear door.

VIEWING

By appointment with the Selling Agents on 01556 504038.

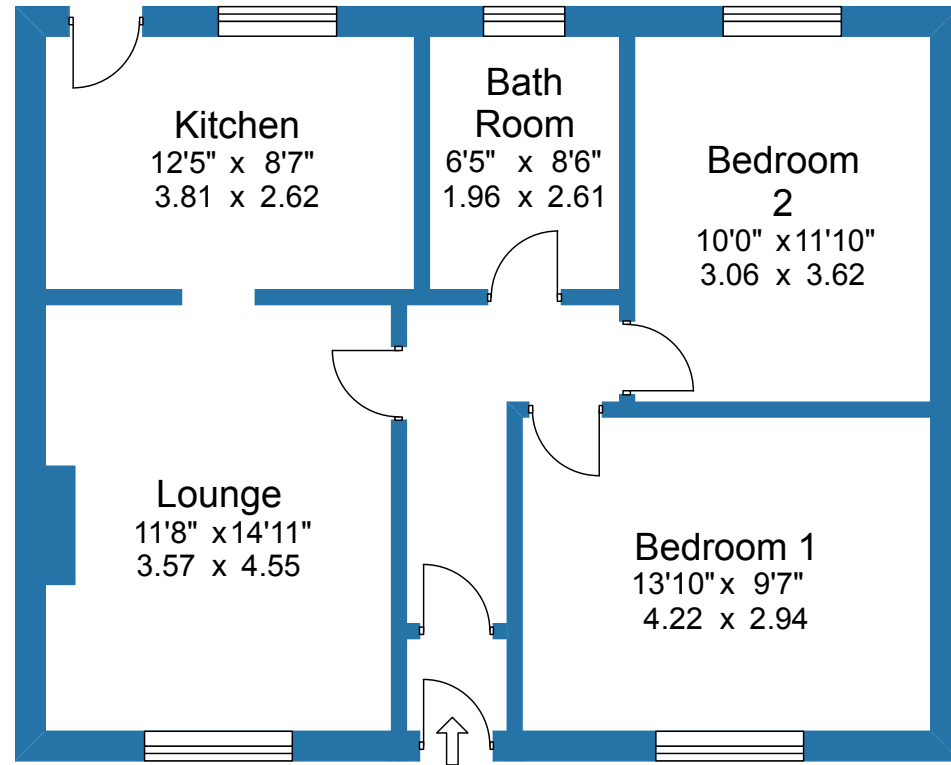
HOME REPORT

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 seller 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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