

17 Craignair Street, Dalbeattie, DG5 4AX

GG&B PROPERTIES

17 Craignair Street, Dalbeattie, DG5 4AX

"Three bedroom semi-detached bungalow with front and rear gardens within close proximity to the town centre"

Accommodation

+ Entrance Vestibule
+ Hallway
+ Lounge
+ Kitchen
+ Sun Room/Dining Room
+ Three Bedrooms
+ Shower Room

EPC Rating E

Council Tax Band B

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LOCATION
The property is located close to Dalbeattie learning campus and the health centre. It is convenient for local amenities Dalbeattie has to offer including shops, pubs, golf course, garden centre and churches. 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
17 Craignair Street is a 3 bedroom semi-detached bungalow with sun room to the rear offering front and rear gardens within walking distance of Dalbeattie town centre. The property offers light filled spacious accommodation featuring pleasing high ceilings throughout as well as double glazing and gas central heating.

The entrance vestibule opens into a spacious hall with bedrooms 1 and 2 located to the left and right. Bedroom 3 is located to the rear with the modern shower room in the middle. The good sized lounge is located to the rear of the property with adjoining kitchen which provides access to the sun room/dining room offering views and direct access to the rear garden.

Outside the front garden is laid to gravel for ease of maintenance and the rear laid to a mixture of gravel, paving and plant borders with views of the neighbouring church.

Please note that the property is of non-traditional concrete panel construction.

ACCOMMODATION

Entrance Vestibule
Wooden part glazed external front door with obscure panel above into vestibule; wooden part obscure glazed door with obscure glazed panel above into hall; wooden panels to ceiling; wood effect linoleum to floor and ½ height walls.

Hall
Spacious hall with doors to the lounge, bedrooms 1, 2 & 3 and shower room; hatch to floored attic with large skylight and boiler; phone connection point; coat hooks; smoke alarm; fitted carpet.

Lounge
Good sized lounge with window to rear with tiled sill; coal effect gas fire set on marble effect hearth with tiled surround and mantle; 3 x small alcoves; 1 x small integrated shelved cupboard; television connection point; phone connection point; Potterton heating controls; coving; radiator; fitted carpet; door to kitchen.

Kitchen
Wooden wall and floor units with complementing worktops and tiled splashbacks; leisure stainless steel sink, drainer and mixer tap; Zanussi integrated oven; Zanussi ceramic hob; meters and fuse box; window to sun room; Openreach connection point; smoke alarm; tile effect linoleum; wooden glazed double doors with glazed panel above to sun room.

Sun Room/Dining Room
Windows to 3 walls (1 obscure glazed); UPVC obscure glazed door to side to rear garden; fold down wooden table; radiator; wooden panels to ceiling; tile effect linoleum.

Bedroom 1
Double bedroom with window to front; television connection point; coving; alcove; radiator; fitted carpet.

Bedroom 2
Double bedroom with window to front; alcove housing sink in vanity unit with cupboard, tiled splashbacks and shelving; television connection point; coving; radiator; fitted carpet.

Bedroom 3
Double bedroom with window to rear; alcove with sink in vanity unit with cupboard, tiled splashbacks, mirror and light; coving; radiator; fitted carpet.

Shower Room
Modern suite of WC, wash hand basin and Mira electric shower cubicle with half height accessible screen; waterproof wall panels to walls; Vent Axia extractor fan; wall mounted mirror and light; obscure window to side; radiator; wet room linoleum flooring.

OUTSIDE

Garden
Gated monoblock path to front door; front garden is laid to gravel with a shrub border; paved path to side with views of the church continuing to the rear garden to Sun Room door; rear garden is laid to paved patio areas; gravel areas and plant and shrub borders; gas box; outside tap; wooden garden shed; wooden summerhouse; coal bunker; outside light.

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.

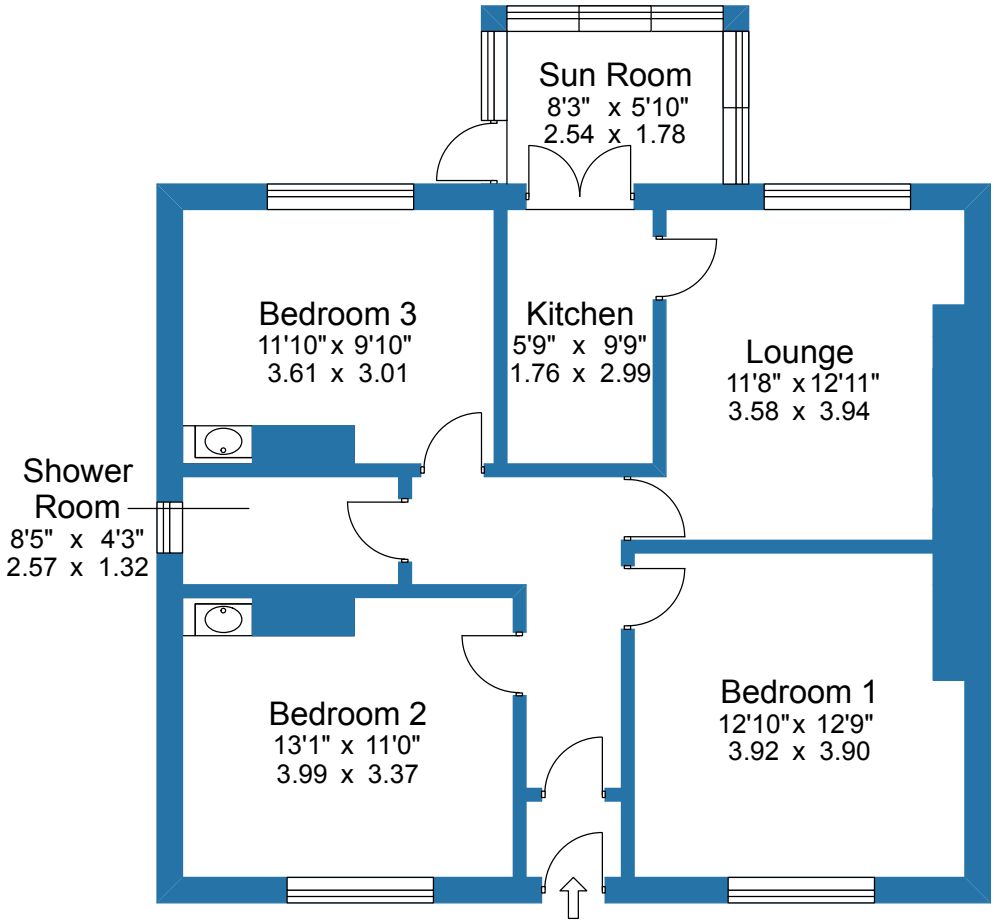












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espc

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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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