



4 Sunnyside, Barrhill Road, Dalbeattie, DG5 4JA

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“Charming, traditional two
bedroomed terraced home with
open outlooks, in a peaceful
location on the edge of Dalbeattie.”

Ground Floor

- + Hall
- + Sitting Room
- + Kitchen
- + Bathroom

First Floor

- + 2 x Bedrooms
- + WC

External

- + Garden

EPC Rating D

Council Tax C



LOCATION

4 Sunnyside is located only a short walk away from both the town centre and Dalbeattie forest. Dalbeattie offers primary and secondary schooling, shops, local food stores and a health centre. 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, two bedroom home in need of some modernisation. The property benefits from gas central heating and UPVC double glazing. It enjoys a pleasant open outlook to the front. Externally, there is a good sized garden to the rear with views across Dalbeattie. On street parking is available. The property would form an ideal home for a young family or first time buyer.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

UPVC front door with obscure double glazed panels into hall.

Hall

Central heating radiator; small wall mounted cupboard housing electric meter and fuse box; coat hooks; tiled flooring; stairs to first floor; glazed door to sitting room.

Sitting Room

Window to front; window to rear; disabled gas fire in wooden surround; two central heating radiators; television point; telephone point; alcove with shelving and small cupboard housing gas meter below; fitted carpet; sliding glazed door to kitchen.

Kitchen

Large walk in understairs cupboard; window to rear; half tiled; range of fitted floor and wall mounted units; pantry cupboard; parquet flooring; Flavel Milano 956 gas cooker; stainless steel sink and drainer with mixer tap; Liebherr fridge freezer; plumbed for Hotpoint washer/dryer; BT connection point; Xpelair extractor fan; door to rear hall.

Rear Hall

Door to rear garden; door to cupboard housing Worcester gas boiler; door to bathroom; parquet flooring.

Bathroom

Suite of pale pink wash hand basin, WC & bath with Mira Sport electric shower over bath; shower curtain; fitted carpet; bathroom cabinet; central heating radiator; window to rear with obscure glass.

First Floor

Landing

Fitted carpet on stairs and landing; door to 2 bedrooms and WC.

Bedroom 1

A lovely large, light double bedroom; window to front; central heating radiator; fitted carpet; access to eave space.

Bedroom 2

Another good sized double bedroom; window to rear; central heating radiator; carpet and vinyl flooring; double fitted wardrobe with hanging rail and shelf.

WC

Window to rear; W.C; wash hand basin in vanity unit with cupboard; central heating radiator; vinyl flooring; large cupboard with shelving.

EXTERNAL

Paved area from back door leading to shared steps with 3 Sunnyside which lead up to the large rear garden which is laid out in tiers. Sections laid to lawn; gravelled area; shed; greenhouse. Impressive views across Dalbeattie and the hills beyond can be enjoyed from the top tier of the garden, which backs onto Barhill wood.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504038.

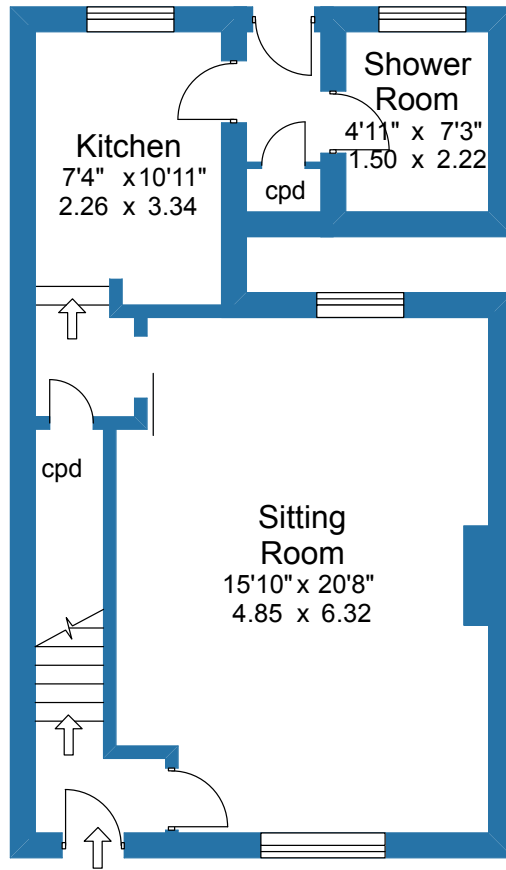
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

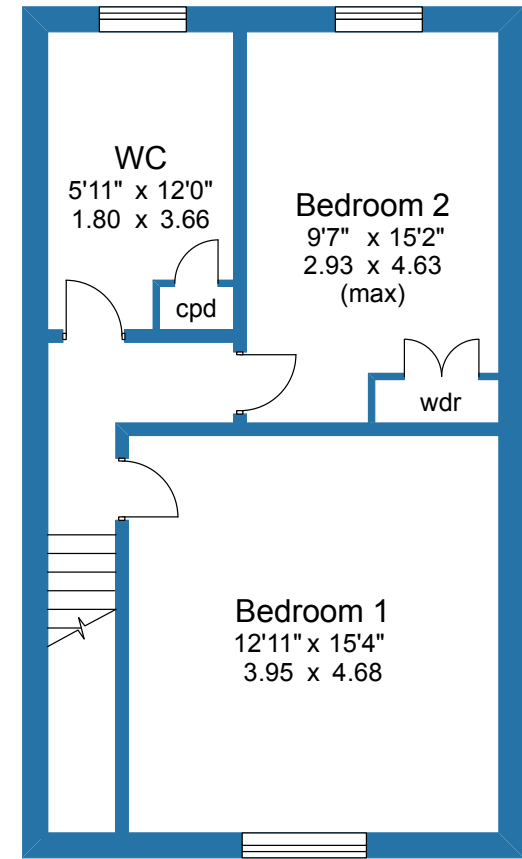
OFFERS

Offer 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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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Castle Douglas
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01556 503744

33 High Street
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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