



6 Maxwell Park, Dalbeattie, DG5 4LS

The logo for GG&B Properties, featuring a stylized red and blue roofline above the text 'GG&B' in blue and 'PROPERTIES' in red below it.

6 Maxwell Park, Dalbeattie, DG5 4LS

“Spacious, detached bungalow with sunny aspect garden grounds in a desirable residential area on the edge of Dalbeattie”

Accommodation

- + Hall
- + Lounge/Dining Room
- + Conservatory
- + Kitchen
- + Utility Room
- + 2 Double Bedrooms
- + Shower Room

External

- + Garden
- + Garage
- + Store
- + Driveway

EPC Rating D

Council Tax Band E



LOCATION

6 Maxwell Park is located within a peaceful, sought after residential area on the edge of Dalbeattie. 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

Detached 2 bedroom bungalow offering spacious and well-presented accommodation. The property has generously sized, sunny aspect garden grounds to the front and rear, as well as a garage, store and driveway with space for two vehicles. It benefits from oil fired central heating and UPVC double glazing throughout. 6 Maxwell Park would make an ideal home for a couple or small family.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door with matching side panels into hall.

Hall

Central heating radiator. Double cupboard with sliding doors, coat hooks and shelving. Smoke alarm. Telephone point. Heating controls. Glazed doors to lounge/dining room and kitchen, doors to 2 bedrooms and shower room.

Lounge 7.37m x 5.61m (at widest)

Spacious room with large window to front and window to side, both with venetian blinds. Electric fire with marble effect surround and mantelpiece. Television point. 2 central heating radiators. UPVC double glazed french doors to rear, into conservatory.

Conservatory 3.87m x 2.91m

A range of windows to the rear and sides with roller blinds. UPVC double glazed french doors to side, giving access to rear garden. Central heating radiator.

Kitchen 3.77m x 2.71m (excluding doorway)

Window to rear with roller blind. Range of wall and floor mounted units with tiled splashback and speckled stone worktops. 1 ½ sink and single drainer. Integrated Bosch double oven, electric hob, extractor, dishwasher and tall fridge freezer. Central heating radiator. Telephone point. Tea towel rails.

Utility Room 2.71m x 2.11m

Window to rear. Floor mounted units with stone speckled worktops. Ceramic Belfast sink with built in cabinet below. Hotpoint washing machine. Worcester Greenstar oil fired boiler and heating controls. Cupboard housing electric meter and fuse box with shelving. Hatch to partially floored attic with ramsay style ladder. Coat hooks. Washing pulley. UPVC double glazed obscure glass door to rear, giving access to rear garden.

Bedroom 1 3.6m x 3.03m

Window to front with venetian blind. Built in double wardrobe with hanging rail and shelving and further cupboards above. Central heating radiator.

Bedroom 2 4.05m x 3.03m (excluding doorway)

Window to rear with roller blind. Built in double wardrobe with hanging rail and shelving and further cupboards above. Central heating radiator.

Shower Room 2.3m x 1.66m

2 obscure glass windows to front. White suite of W.C., wash hand basin with built in cabinet below and shower cubicle with Mira Excel shower and shower seat. Tiling to full height. Heated chrome towel rack. Shaving point. Extractor fan.

EXTERNAL

The front garden is laid to lawn with bush and shrub borders. A paved path leads from the street to the front door and also runs along to the side of the property. Steps up from the path lead to the tarmac driveway, with space for two vehicles and the garage. A further set of steps lead to the store, which is located to the rear of the garage. Tiling at covered entrance by front door. Outdoor light. The rear garden is also laid mainly to lawn with borders of mature hedges and bushes, offering an excellent degree of privacy. A paved path runs along the rear of the property and to the rotating clothes dryer. Outdoor light and tap. Steps lead to the doors to the utility room and conservatory. A wooden gate at the far side of the property leads back to the front garden.

Garage

Brick built single garage with concrete base and remote controlled up and over door. Power and light. Shelving.

Store

Attached to the rear of the garage. Brick built with concrete base. Houses oil tank but also has additional store space.

VIEWING

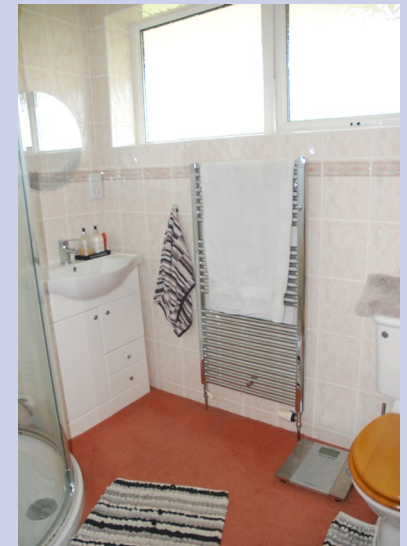
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

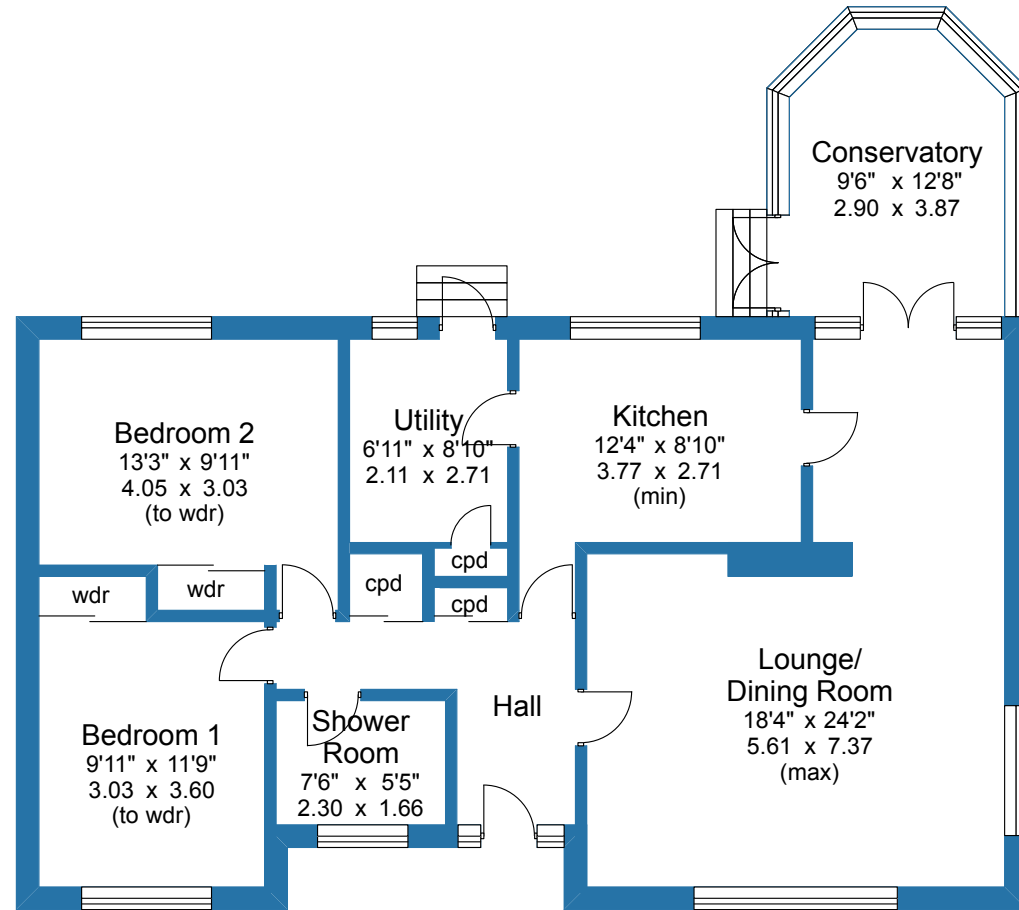
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting the selling agent on 01556 611 247.

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.





For illustrative purposes only. Not to scale.



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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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