



**5 Maxwell Park, Dalbeattie, DG5 4LR**

The logo for GG&B Properties, featuring a stylized red and blue roofline above the text 'GG&B' in a large, blue, serif font, with 'PROPERTIES' in a smaller, red, sans-serif font below it.

# 5 Maxwell Park, Dalbeattie, DG5 4LR

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

## Accommodation

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

## External

- + Garage
- + Garden
- + Driveway

**EPC Rating E**

**Council Tax Band E**



## LOCATION

5 Maxwell Park is located within a peaceful, sought after residential area on the edge of Dalbeattie. The reception rooms enjoy partial views of the surrounding countryside. 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, two bedroom bungalow offering deceptively spacious accommodation throughout. The property has sunny aspect garden grounds to three sides, as well as a garage and driveway with space for one vehicle. It benefits from oil fired central heating and UPVC double glazing (except where specified). 5 Maxwell Park would suit couples, retired buyers and young families alike.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

Covered porch area with wooden door with wooden double glazed side panels into hall.

### Hall

Central heating radiator. Telephone point. Coat hooks. Glazed door to lounge.

### Lounge 5.5m x 3.72m (at widest)

Spacious room with large picture window to side with partial views of the surrounding countryside. Vertical blind. Electric fire with brick hearth and mantelpiece. Television point. Central

heating radiator. Television point and telephone point. Smoke alarm. Thermostat. Open plan to dining room. Glazed door to inner hall.

### Dining Room 3.48m x 2.75m

Window to side with vertical blind and views to the surrounding countryside. Central heating radiator. Carbon monoxide alarm.

### Kitchen 3.69m x 2.71m

Window to side with venetian blind. A range of wall and floor mounted units with tiled splashback and blue worktops. Sink and drainer. Lec under counter fridge and Zanussi electric cooker with cooker hood and splashback. Large cupboard housing Velaire oil boiler, fuse box, electric meter and heating controls, with power point and light. Central heating radiator. Heat alarm and carbon monoxide alarm. Attic hatch.

### Utility Room 3.04m x 2.24m (at widest)

Wooden single glazed window to side with roller blind. Ceramic Belfast sink with tiled splashback. Central heating radiator. Blomberg under counter freezer and Bosch washing machine. Washing lines. Door to W.C. UPVC double glazed obscure glass door with double glazed side panel to side, giving access to driveway and garage. Further wooden single glazed obscure glass door to other side, giving access to garden.

### W.C. 1.23m x 0.67m

White W.C.

### Inner Hall

Cupboard with shelving and coat hooks. Smoke alarm. Doors to bedrooms and shower room.

### Bedroom 1 4.58m x 3.01m

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

### Bedroom 2 3.5m x 3.04m (excluding doorway)

Window to side with venetian blind. A range of built in wardrobes with hanging rails and shelving and further cupboards above. Central heating radiator.

### Shower Room 2.35m x 1.64m

Obscure glass window to side with roller blind. Modern white suite of W.C., wash hand basin and shower cubicle with Alterna shower and shower seat. Respatex to full height at shower. Tiling to half height on 3 walls and to full height on remaining wall. Central heating radiator. Shaving light with mirror. Mirrored vanity cabinet. Towel rail.

## EXTERNAL

The sunny aspect garden grounds wrap around 3 sides of the property and are laid mainly to lawn with bush and mature shrub borders. A paved path leads to the front door and runs along both sides of the property. Outdoor light. Patio area with rotating clothes dryer. Outdoor light and steps to utility room door. Small greenhouse. At the other side of the property, steps lead up to the garage and a tarmac driveway with space for one vehicle.

### Garage 5.61m x 2.75m (at widest)

Brick built garage with concrete base and up and over door. Power and light. Shelf. Oil tank.

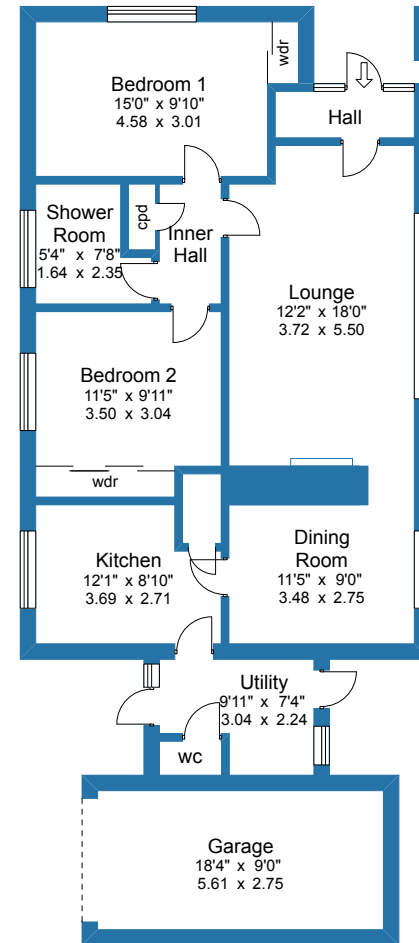
## VIEWING

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 Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.





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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