



**5 Station Road, Dalbeattie, DG5 4AN**





# 5 Station Road, Dalbeattie, DG5 4AN

“Traditional granite, 6 bedroom double fronted property with rear garden and off road parking space”

## Ground Floor

- + Sitting Room
- + Dining Room/Bedroom (en-suite)
- + Kitchen

## Cellar

- + Large cellar
- + WC

## First Floor

- + 3 Double Bedrooms
- + Shower Room

## Second Floor

- + 3 Double Bedrooms
- + Bathroom

## Outside

- + Rear Garden
- + Parking space for 2 cars

**EPC RATING D**  
**COUNCIL TAX E**



## LOCATION

The property is situated with ready access to all the Town's amenities. Dalbeattie has a good range of shops and services including new primary and secondary schools, medical centre and large park. Dalbeattie Forest provides excellent walking and cycling tracks. Known as "The Granite Town" of The Solway Coast, Dalbeattie is around 4 miles from the sailing village of Kippford and the beaches of Rockcliffe and Sandyhills are just a few more minutes away. The popular market town of Castle Douglas is 6 miles distant with its wider range of shops and the main regional town of Dumfries is 13 miles distant.

## DESCRIPTION

Well presented, traditional granite, double fronted, characterful end terraced property with six bedrooms and large cellar. This property provides light, spacious, family accommodation in good decorative order throughout. At present there is an extra bedroom with en-suite disabled wet room which could easily be converted back to a dining room. The property benefits from double glazing and gas central heating. The easily maintained rear garden comprises paving, lawn and borders with two parking spaces located to the side of the garden.

## ACCOMMODATION

### Ground Floor

#### Hall

Part glazed external front door opens to hall; cupboard housing fuse box and meter; fitted carpet; radiator; doors to sitting room; dining room (currently blocked off) kitchen and cellar; stairs to first floor.

#### Sitting Room

A lovely large room with dual aspect windows to front and side; attractive mantle with mirror and surround housing gas coal effect fire; television aerial connection; two telephone points; fitted carpet; radiator; smoke detector; carbon monoxide detector.

#### Kitchen

Good range of wooden fitted wall and floor units; fitted dresser with plate rack and glazed display cupboards with concealed lighting; TV aerial connection; integrated Bosch fridge freezer; integrated Bosch fan oven and microwave; integrated Neff gas hob with Bosch extractor hood; integrated Bosch dishwasher; black granite worktop with integrated stainless steel 1.5 sink and grooved draining board; radiator; glazed door to verandah; door to dining room/ en-suite bedroom.

### Dining Room/En-suite Bedroom

Window to front with opaque screen on glass; sealed vinyl flooring; radiator; smoke detector; sliding door to wet room with Grohe shower; WC & wash hand basin; seat in wetroom area and disabled hand rails.

### Cellar

Stairs leading down to cellar; large open area with good head height; cement flooring; stone walls; light and power; plumbed for washing machine; stainless steel sink and double drainer with taps; Scottish gas boiler; heating thermostat; carbon monoxide detector; smoke detector; gas meter; door to WC; door to rear garden; window to rear garden.

### First Floor

#### First Floor Landing

Attractive turned staircase to first floor with original cast iron spindles and wooden balustrade; fitted carpet; doors to 3 bedrooms, shower room and airing cupboard with shelving; smoke detector; British Gas RC Plus heating controls; window to rear on stairs; stairs to second floor.

#### Bedroom 1

Light, spacious room with triple aspect windows to front, side and rear; television aerial connection; TV; open fire with wooden surround and tiled inset; radiator; fitted carpet; smoke detector.

#### Bedroom 2

Light double bedroom with window to front; fitted carpet; radiator.

#### Bedroom 3

Light double bedroom with window to rear; BT connection point; fitted carpet; radiator.

#### Shower Room

Opaque glazed window to front; tiled flooring; heated towel rail; WC; wash hand basin; tiled walls; large walk-in shower with sliding door; plumbed shower; mirrored door shelved cabinet.

### Second Floor

Fitted carpet; window to rear on stairs; doors to three bedrooms and bathroom; smoke detector; hatch to loft.

### Bedroom 4

Window to side and Velux window to rear; laminate flooring; radiator; door to storage cupboard in eaves; part coombed ceiling; TV aerial connection; BT connection; smoke detector.

### Bedroom 5

Velux window to front; part coombed ceiling; laminate flooring; radiator.

### Bedroom 6

Velux window to rear; part coombed ceiling; radiator; BT connection.

### Bathroom

Velux window to front; part coombed ceiling; laminate flooring; WC; wash hand basin; bath with shower mixer tap; Advent extractor fan; part tiled walls.

## OUTSIDE

### Garden

There is a verandah at the rear of the property accessed from the kitchen; steps from here go down to a courtyard area which leads to the cellar and also to the rear garden. There is a dry stone wall to one side and a building to the other side; this leads to a fence with a gate in the fence leading to two parking spaces. The rear garden is laid mainly to lawn with raised beds. There is a further lawned area with shrubs, fruit trees, composting grass bin, washing line, all enclosed by hedging. There is a gate in the garden wall to allow access for the neighbours to put their bin out.

## VIEWING

By appointment with the Selling Agents on 01556 504038.

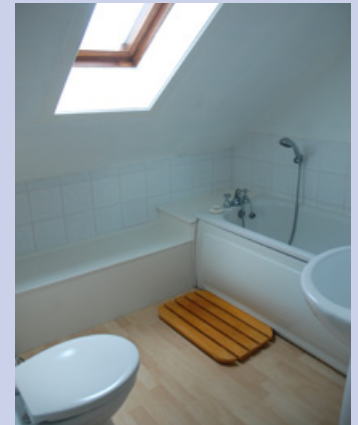
## HOME BUYERS REPORT

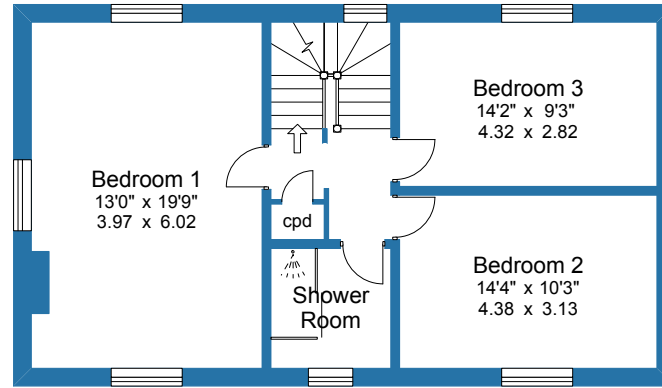
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into [www.onesurvey.org](http://www.onesurvey.org).

## OFFERS

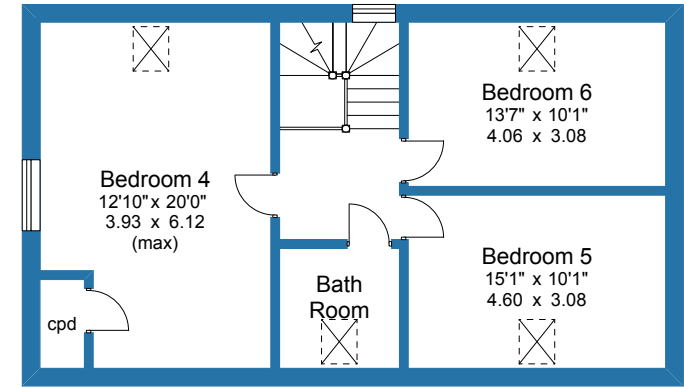
Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

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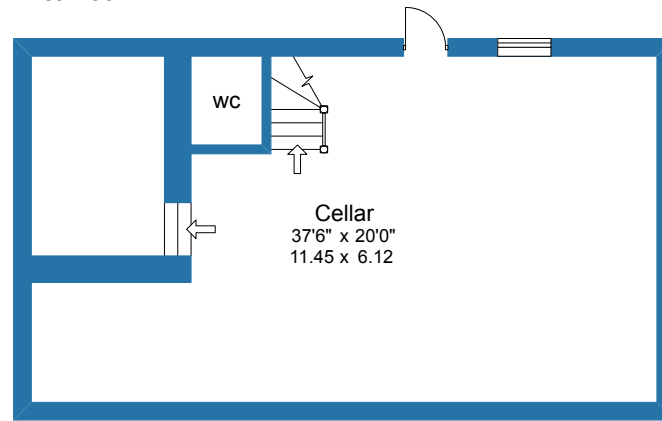




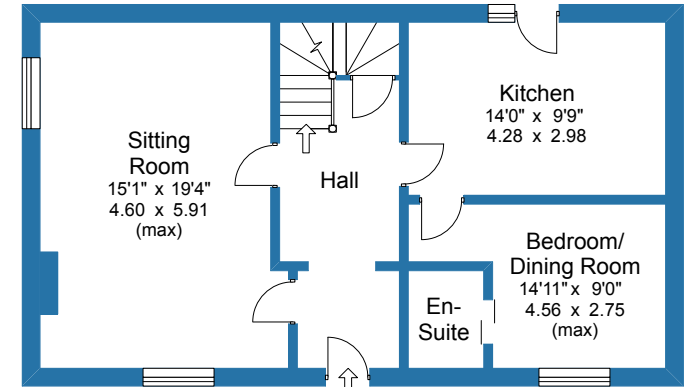
First Floor



Second Floor



Cellar



Ground Floor

For illustrative purposes only. Not to scale.



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DG7 1NA  
01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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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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