



1 James Ewart Avenue, Dalbeattie, DG5 4UN

GG&B
PROPERTIES

1 James Ewart Avenue, Dalbeattie, DG5 4UN

“Attractive detached 2 bedroom bungalow with garage in a popular residential area on the outskirts of Dalbeattie”

Accommodation

- + Lounge
- + Kitchen
- + Two double bedrooms
- + Bathroom

Outside

- + Front, side and rear garden
- + Single detached garage
- + Driveway
- + Garden shed

EPC Rating D



LOCATION

1 James Ewart Avenue sits on the corner plot in a quiet cul-de-sac within a popular residential area on the outskirts of Dalbeattie. Dalbeattie offers primary and secondary schooling, shops, local food stores, health centre, churches and a golf course. 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 and Sandyhills just a few more minutes away.

DESCRIPTION

Well presented, attractive, detached bungalow set in a corner plot, boasting front, side and rear gardens with a single detached garage, driveway and parking area for several cars. The property enjoys well proportioned, light filled rooms and is in good decorative order. There is double glazing and gas central heating throughout with an electric fire in the lounge.

Outside there are easily managed gardens with the front and rear largely being laid to lawn. A paved driveway leads to the garage and gated parking area which is laid to gravel.

ACCOMMODATION

Hallway

Part obscure glazed wooden external door opens into hallway; wooden doors to bedroom 1,2, bathroom and integrated cupboard housing coat hooks, meters and fuse box; wooden glazed doors to lounge and kitchen; hatch to attic; coving; Openreach connection point; smoke alarm; radiator; wood flooring.

Lounge

Bright room with large window to front overlooking garden; Dimplex electric coal effect fire set in polished stone surround, hearth and mantle; television connection point; Openreach connection point; coving; smoke alarm; wood flooring.

Kitchen

Range of fitted wall and floor units with complementing worktops and tiled splashbacks; large window to front; part obscure glazed external door to side; stainless steel 1 1/2 sink, drainer and mixer tap; space for electric oven; integrated extractor hood; freestanding fridge freezer; washing machine; MAIN boiler; Salvo controls; Vent-Axia extractor fan; coving; smoke alarm; carbon monoxide alarm; radiator; wood flooring.

Bedroom 1

Double bedroom with window to rear overlooking garden; double built in wardrobes with shelving and hanging space with sliding doors; television connection point; Openreach connection point; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to rear; radiator; fitted carpet.

Bathroom

Suite of W.C, wash hand basin and mains shower over bath with glass screen; waterproof wall panelling to 3 walls; obscure window to side; Vent-Axia extractor fan; radiator; wood effect linoleum.

OUTSIDE

Garage (3.90 x 5.50)

Single detached garage with up and over door; pedestrian door to side; window to far side; stainless steel sink, drainer and mixer tap unit; concrete floor.

Garden

The front garden is laid to lawn with a shrub border; paved driveway to wooden gate with paved driveway continuing to front door of property; gate also opens into gravelled parking area with access to the single detached garage; gravel path leads from front door round to kitchen door; outside lights by front and kitchen door.

The rear garden is laid to lawn with a gravelled area containing base for a rotary air dryer; wooden garden shed; several outside lights; outside tap; gas box.

VIEWING

By appointment with the Selling Agents on 01556 504038.

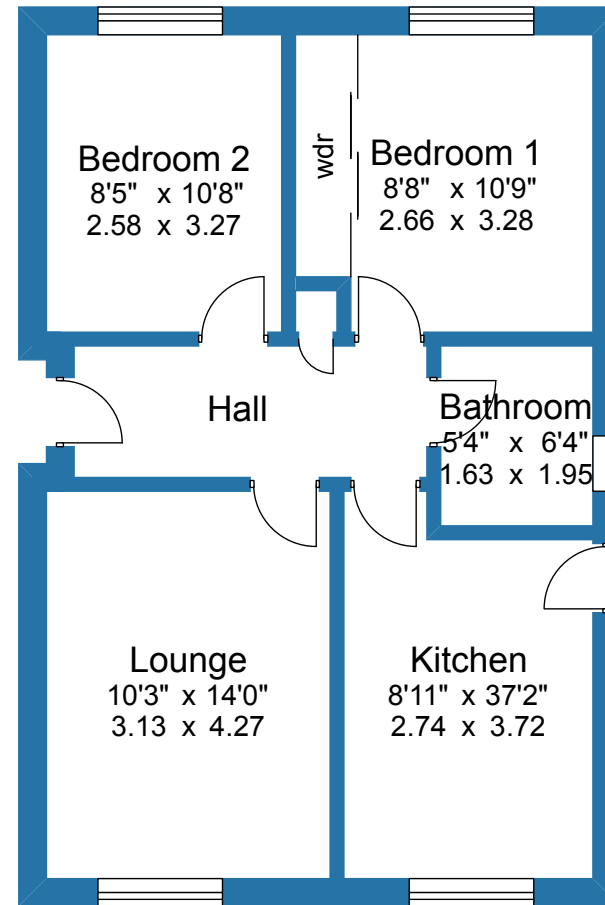
HOME REPORT

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 owners 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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 01556 503744

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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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