



**36 Maxwell Park, Dalbeattie, DG5 4LS**

GG&B  
PROPERTIES

# 36 Maxwell Park Dalbeattie, DG5 4LS

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

## Accommodation

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

## External

- + Garden
- + 2 Single Garages
- + 2 Driveways

EPC Rating D

Council Tax Band E



## LOCATION

36 Maxwell Park is located within a peaceful, sought after residential area on the edge of Dalbeattie. The rear garden backs directly onto Dalbeattie golf course. 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 and Rounall wood 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

Two bedroom, detached bungalow, offering spacious and well-presented accommodation. 36 Maxwell Park benefits from having multiple reception rooms, as well as oil fired central heating and UPVC double glazing. The property has generous, sunny aspect garden grounds to the front and rear, as well as two single garages, each with its own driveway. The property would suit couples and young families alike.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

Wooden single glazed obscure glass double doors into entrance vestibule.

### Entrance Vestibule

Tiled flooring. Wooden door with obscure glass panel and two matching side panels into hall.

### Hall

Central heating radiator. Hatch to attic. Large cupboard housing water tank with shelving. Thermostat and 2 smoke alarms. Further cupboard housing electric meter and fuse box with hanging rail and shelving.

### Lounge 5.46m x 4.07m (at widest)

Large window to front with vertical blind. Fireplace with stone surround and mantelpiece (not in use). Central heating radiator. Television point and telephone point. Smoke alarm. Open plan to dining room.

### Dining Room 2.87m x 2.83m

Window to rear. Central heating radiator.

### Kitchen 3.63m x 2.64m (excluding doorway)

Window to rear with roller blind. Range of modern wall and floor mounted units with black stone effect worktops and tiled splashback. Stainless steel sink and drainer. Integrated Hotpoint electric hob, cooker hob and double oven and Indesit slimline dishwasher. Zanussi under counter freezer. Central heating radiator. Heat alarm. Shelving.

### Utility Room 2.64m x 1.97m

Single glazed wooden window to rear, into conservatory. Beko fridge freezer and Indesit washing machine. Worcester oil boiler and heating controls. Carbon monoxide alarm. Washing pulley. Belfast style ceramic sink with tiled splashback. Floor unit with wood effect worktop. Mirrored vanity cabinet. Hooks. Glazed door with roller blind to rear, into conservatory.

### Conservatory 3.66m x 1.88m

A range of windows to rear and to sides. Central heating radiator. Candy tumble dryer. 2 wall lights. UPVC double glazed doors to side, giving access via steps to rear garden.

### Bedroom 1 3.78m x 2.98m

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

### Bedroom 2 4.14m x 2.92m (excluding doorway)

Window to rear. Central heating radiator. Built in double wardrobe with hanging rail and shelving and further cupboards above. Further built in cupboards, bedside units and dressing table.

### Shower Room 2.6m x 2.47m (at widest)

Window to front with vertical blind. Modern white suite of W.C., bidet, wash hand basin with built in cabinets and shower cubicle with Mira Sport shower and 2 grab rails. Respatex to ¾ height at shower cubicle and tiling to ½ height all walls. Central heating radiator. Heated chrome towel rack. Mirrored vanity cabinet. Shaving point. Grab rail.

## EXTERNAL

The front garden is laid to gravel with a range of mature bushes and shrubs. Hedge borders. Two paved slab driveways, each one leading to a garage. A paved path leads from both driveways to the front door. Outdoor light.

The generous, sunny aspect rear garden is laid mainly to lawn and contains a range of large trees, matures shrubs and bushes. The trees and shrubs to the rear of the garden provide some privacy screening from the golf course. Patio area by property. Washing lines. Two small brick built outbuildings are located at the rear of each garage. Oil tank. Outdoor light and tap.

### Garage 6.46m x 2.94m

Brick built garage with concrete base and up and over door. Power points and light. Shelving. Glazed wooden door to rear.

### Garage 7.21m x 2.96m

Brick built garage with concrete base and up and over door. Skylight window. Power points and light. Storage units. Glazed wooden door to rear.

### Please Note

All white goods, floor coverings and blinds are included in the sale.

## 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.

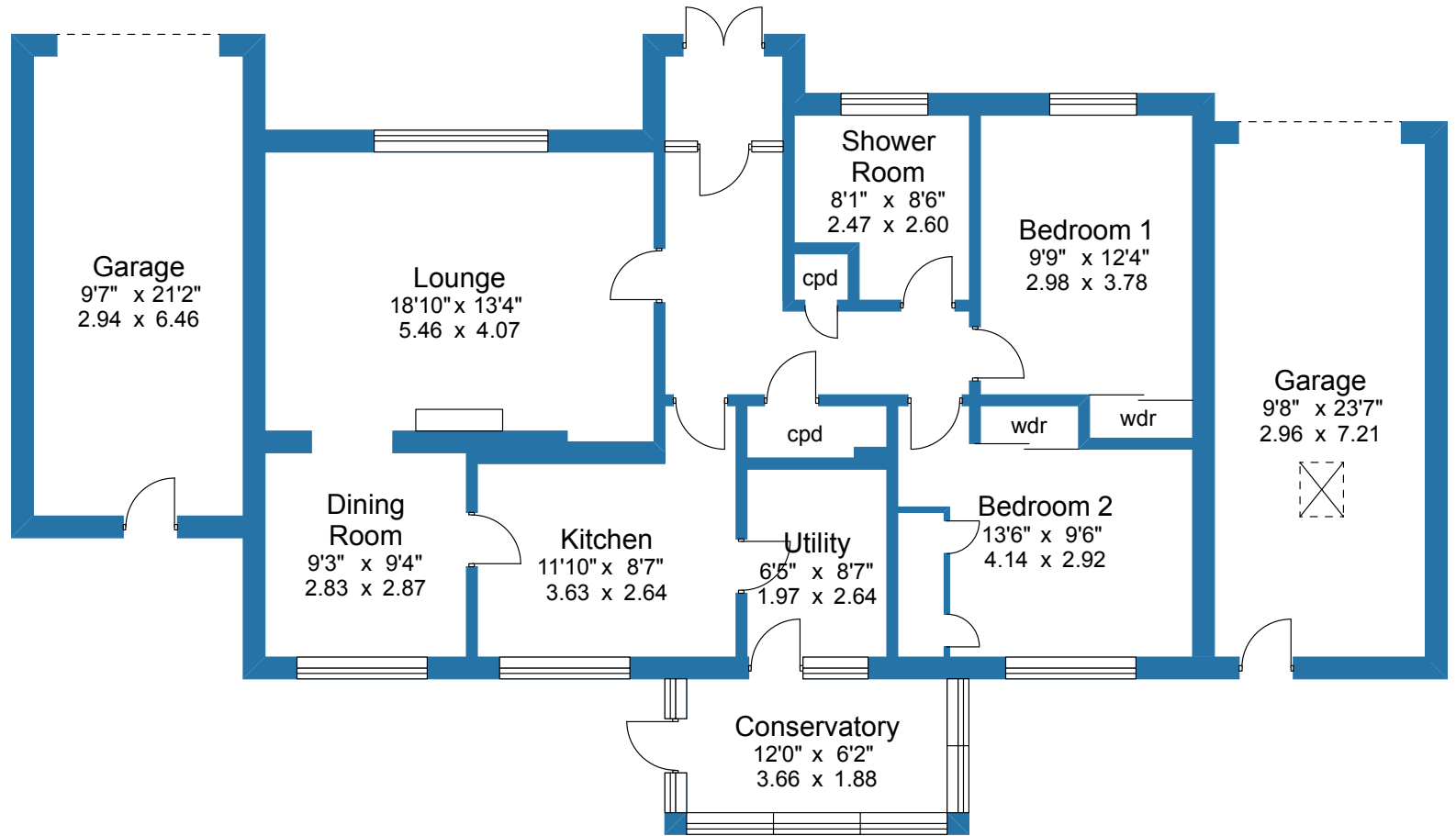
## HOME REPORT

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.

## 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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