



14 New Station Road, Dalbeattie, DG5 4AW

The logo for GG&B Properties features a stylized red and blue roofline above the text 'GG&B' in a large, blue, serif font. Below this, the word 'PROPERTIES' is written in a smaller, red, sans-serif font.

GG&B
PROPERTIES

14 New Station Road, Dalbeattie, DG5 4AW

“Two bedroom terraced home, offering well-presented accommodation in a quiet location”

Ground Floor

- + Entrance Vestibule
- + Hall
- + Lounge/Dining Room
- + Kitchen
- + Sun Porch

First Floor

- + 2 Double Bedrooms
- + Bathroom

External

- + Garden

EPC Rating D

Council Tax Band B



Location

14 New Station Road is located in a popular, quiet residential area on the edge of Dalbeattie but is within easy walking distance of a range of amenities. 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

This two bedroom, mid terraced house offers well-presented accommodation throughout. It benefits from UPVC double glazing, two reception rooms and gas central heating, with a new boiler having just been installed. There are garden grounds to the front and rear and off street residents' parking is available. The property would ideally suit a first time buyer, a small family or a buy to let investor.

Viewing is highly recommended to appreciate the accommodation on offer.

Accommodation

UPVC double glazed obscure glass door into entrance vestibule.

Entrance Vestibule

Window to front. Stairs to first floor. Glazed door with side and upper panels to hall.

Hall

Smoke alarm. Central heating radiator. Under stair cupboard with coat hooks and shelving. Thermostat. Doors to lounge/dining room and kitchen.

Lounge/Dining Room

5.89m x 3.47m (at widest)

Window to the front and window to the rear, both with roller blinds. Fireplace with marble surround and wooden mantelpiece. Television point and telephone point. Smoke alarm. 2 central heating radiators.

Kitchen

3.14m x 2.28m (at widest)

Window to rear, into sun porch. Range of wall and floor mounted units with stone effect worktops and tiled splashback. Stainless steel sink and single drainer. Space for electric cooker. Cooker hood. Space and plumbing for washing machine. Cupboard with further small cupboard above. Heat alarm. Electric meter and fuse box.

Sun Porch

3.3m x 2.68m

2 windows to rear. 2 further small wooden double glazed windows to side. Space for further appliances. Wooden door to rear, giving access to the rear garden.

Landing

Hatch to attic. Smoke alarm. Doors to bedrooms and bathroom.

Bedroom 1

4.31m x 2.84m (at widest)

2 windows to front, one with roller blind. Central heating radiator.

Bedroom 2

3.56m x 3m

Window to rear. Cupboard housing new Worcester combi boiler with shelving. Central heating radiator. Carbon monoxide alarm.

Bathroom

2.07m x 1.64m

Obscure glass window to rear. White suite of W.C, wash hand basin and bath with shower curtain rail and Triton electric shower. Tiling to full height at suite and to ½ height elsewhere. Central heating radiator. Towel rail. Mirrored vanity cabinet.

EXTERNAL

The small front garden is laid to gravel for ease of maintenance with a range of mature shrubs and small trees. Steps down from parking to the front door. Mailbox. Gas meter.

The enclosed rear garden is laid to gravel and is filled with a wide range of mature shrubs, flowers, bushes and fruit trees. A gravel path leads up the garden. Metal gate to section at rear. Wooden shed. Raised, sunny aspect patio area at the rear of the garden. Washing line. Store.

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.

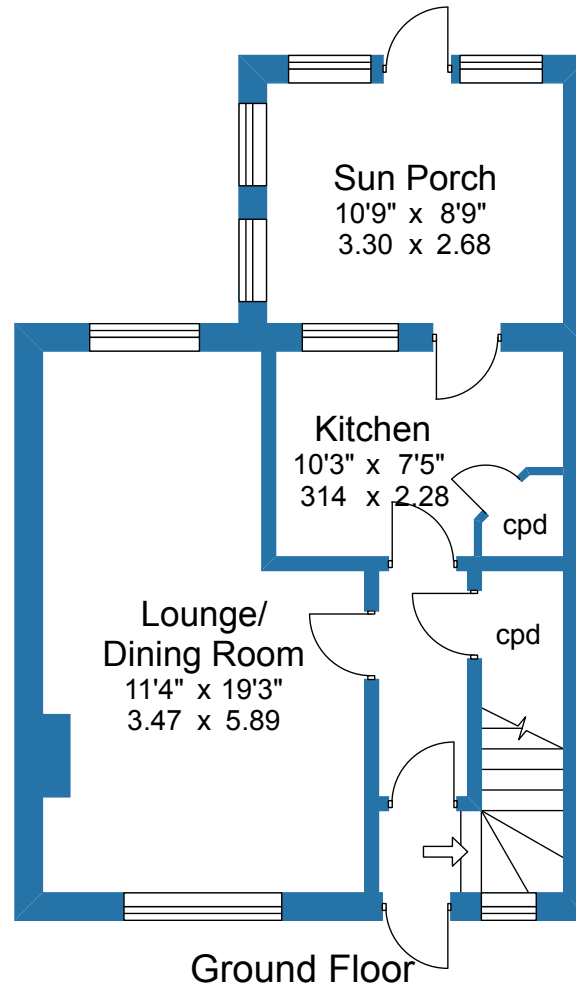
HOME REPORT

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 and entering the postcode for the property.

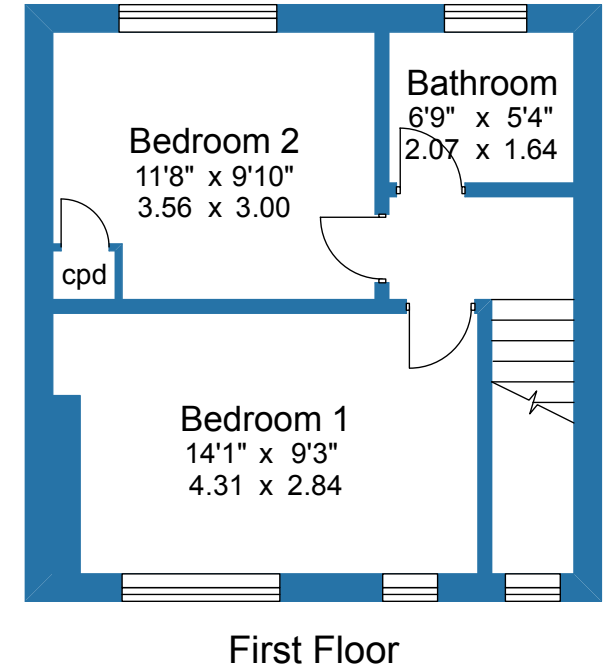
OFFERS

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.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

