



10 Galla Avenue, Dalbeattie, DG5 4JZ


GG&B
PROPERTIES

10 Galla Avenue, Dalbeattie, DG5 4JZ

“Spacious, detached family home in a quiet, desirable residential area on the edge of Dalbeattie.”

Ground Floor

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Utility Room
- + W.C.

First Floor

- + 3 Bedrooms
- + Bathroom

External

- + Integral Garage
- + Garden
- + 2 Driveways

EPC Rating D

Council Tax Band E



LOCATION

10 Galla Avenue sits on an elevated plot in a quiet and desirable residential area on the edge of Dalbeattie. The plot backs directly onto Rounall Wood and enjoys views across Dalbeattie to the hills beyond. 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 spacious, detached family home benefits from two reception rooms, UPVC double glazing (except where specified) and gas central heating throughout. There are easily maintained, sunny aspect garden grounds to 3 sides, with ample space for parking multiple vehicles. There is also a single integral garage. While the property would benefit from some modernisation, 10 Galla Avenue would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Steps to UPVC double glazed obscure glass door into hall.

Hall

Central heating radiator. Smoke alarm. Telephone point. Stairs to first floor. Under stair cupboard with light and coat hooks.

Lounge

4.71m x 3.5m (excluding doorway)

Large window to front with vertical blinds. Living Flame gas fire with tiled surround and mantelpiece. Central heating radiator. Television point. 3 wall lights. Obscure glass, glazed sliding double doors to dining room.

Dining Room

3.5m x 3.05m

Double glazed, metal sliding double patio doors to rear garden. Central heating radiator. Thermostat.

Kitchen

3.58m x 2.69m

Window to rear. Range of wall and floor mounted kitchen units with cream worktops and tiled splashback. 1 ½ sink and drainer. Integrated Zanussi oven, Diplomat gas hob and Phillips cooker hood. Fridgemaster under counter fridge. Central heating radiator. Heating controls. Double cupboard with shelving.

Utility Room

2.8m x 1.98m

Window to rear. Wall and floor mounted units. Ideal gas boiler. Belfast style ceramic sink with tiled splashback. Zanussi washing machine and dishwasher. Carbon monoxide alarm. Door to integral garage and UPVC double glazed obscure glass door to rear, giving access to rear garden.

W.C.

1.47m x 1.23m

Wooden singled glazed obscure glass window to front. White suite of W.C. and wash hand basin. Tiling to ½ height (upper section). Central heating radiator. Towel ring.

Landing

Window to side. Hatch to attic. Large cupboard housing water tank with shelving. Central heating radiator. Smoke alarm. Doors to all bedrooms and bathroom.

Bedroom 1

4.71m x 3.19m

Bright, spacious room enjoying views across Dalbeattie to the hills beyond. Large window to front with vertical blinds. Central heating radiator. Built in double wardrobe with shelf and hanging rail.

Bedroom 2

3.49m x 3.04m

Window to rear. Central heating radiator. Built in double wardrobe with shelf and hanging rail.

Bedroom 3

3.59m x 2.08m

Window to rear with roller blind. Central heating radiator. Built in double wardrobe with shelf and hanging rail.

Bathroom

2.37m x 1.66m

Obscure glass window to front. White suite of W.C., wash hand basin and bath with glass shower screen, grab rail and Mira Sport electric shower. Central heating radiator. Towel rail. Tiling to full height.

EXTERNAL

The front of the property is laid mainly to lawn, with gravel pathways by property. 2 paved driveways offer parking space for multiple vehicles. Covered porch area by front door with light and grab rail. Gravelled pathways continue around both sides of the property to the rear garden.

The rear garden backs directly onto Rounall Wood and is laid to a mixture of lawn and gravel, with the gravel section closest to the property. Steps to upper tier, which is laid to lawn and bordered by a range of mature hedges and bushes. Section to the side of the property is also laid to lawn. Green house. Wooden shed. 2 small patio areas. Rotating clothes dryer.

Integral Garage

5.48m x 3m

Brick built, single garage with concrete base and up and over door, with wooden glazed panels above. Workbench and shelving. Power and light. Gas meter, electric meter and fuse box. Logik under counter freezer. Door into utility room.

Please Note

All white goods, floor coverings and blinds are included in the sale. Furniture may also be available, subject to negotiation.





VIEWING

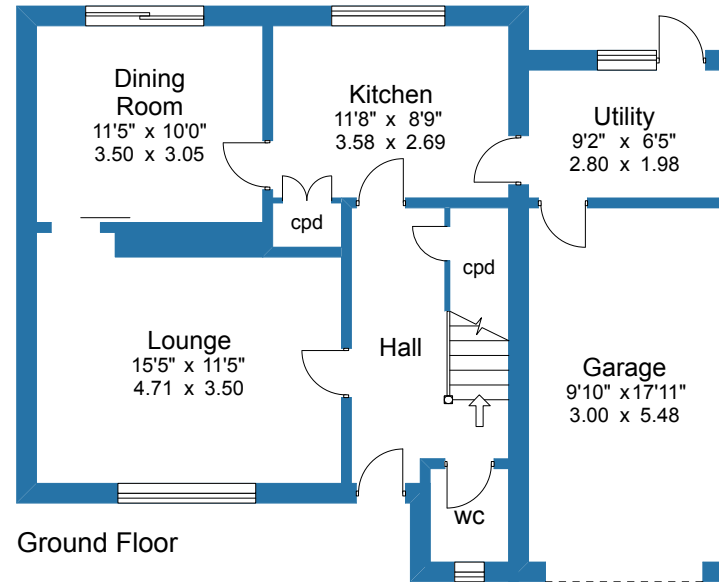
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

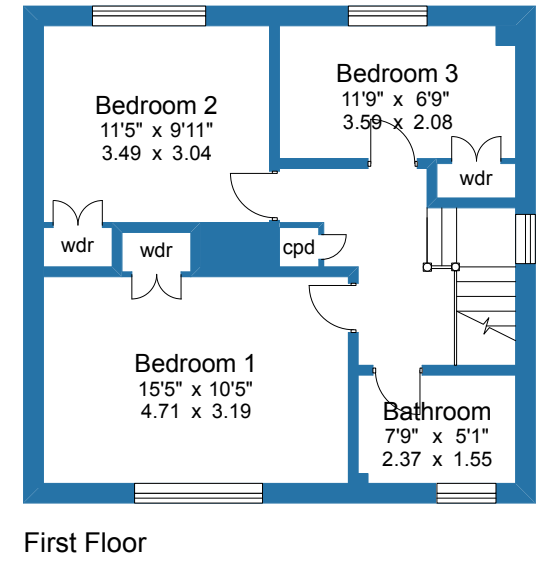
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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.



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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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.

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