



**9 Charters Court, Dalbeattie, DG5 4DD**

# 9 Charters Court Dalbeattie, DG5 4DD

“Spacious, mid terraced house  
within a popular residential area  
close to Dalbeattie town centre”

## Ground Floor

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

## First Floor

- + 3 Bedrooms
- + Bathroom

## External

- + Front and Rear Garden

EPC Rating C

Council Tax Band C



## LOCATION

9 Charters Court is located in a popular residential area close to Dalbeattie town centre. 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, and the sandy beaches of Rockcliffe & Sandyhills just a few more minutes away.

## DESCRIPTION

Well presented, three bedroom, mid terraced house offering spacious accommodation. The property benefits from gas central heating and UPVC double glazing throughout. Externally, there are enclosed, easily maintained garden grounds to the front and rear, with the front garden being suitable for the creation of an off street parking space, subject to obtaining the necessary permissions. 9 Charters Court would be ideal for a first time buyer, a family or as a buy-to-let proposition.

Viewing is highly recommended to appreciate the quality of the accommodation on offer.

## ACCOMMODATION

UPVC double glazed obscure glass door into hall.

### Hall

Obscure glass window to front. Central heating radiator. Small cupboard housing electric meter and fuse box. Telephone point. Further cupboard with shelving. Smoke alarm. Stairs to the first floor and doors into lounge/dining room, kitchen and W.C.

### Lounge/Dining Room 6.52m x 4.05m (excluding doorway)

Large window to front with vertical blind. 2 central heating radiators. Television point and 2 telephone points. Smoke alarm. UPVC double glazed french doors to rear, giving access to rear garden.

### Kitchen

3.5m x 2.78m

Window to rear with roller blind. A range of modern fitted floor and wall units, some with glass display panels. Green speckled stone effect worktops and tiled splashback. Stainless steel sink and drainer. Integrated Candy oven, gas hob and cooker hood and tall fridge freezer. Space and plumbing for washing machine. Central heating radiator. Heat alarm. UPVC double glazed obscure glass door with roller blind to rear, giving access to rear garden.

### W.C.

1.73m x 0.77m

Obscure glass window to front. Modern white suite of W.C. and wash hand basin with built in cabinet. Respatex to full height. Towel ring. Wooden sliding door into.

### Landing

Cupboard with hanging rail and shelving. Smoke alarm and carbon monoxide alarm. Hatch to partially floored attic. Doors to all bedrooms and to bathroom.

### Bedroom 1

3.76m x 2.97m

Window to front. Central heating radiator. Television point and telephone point.

### Bedroom 2

4.08m x 2.68m

Window to rear. Central heating radiator. 2 built in wardrobes, both with shelving and hanging rails.

### Bedroom 3

2.84m x 2.78m

Window to front. Central heating radiator. Cupboard housing Imini gas combi boiler with shelving and hanging rail.

### Bathroom

2.06m x 1.69m

Obscure glass window to rear. Modern white suite of W.C and wash hand basin with built in cabinet and surround and bath with glass shower screen and Mira shower. Respatex to full height. Central heating radiator. Towel ring.

## EXTERNAL

The small, level front garden is laid to gravel and paving for ease of maintenance. A metal gate gives access to a paved pathway to the front door. The garden has enough space to allow for the creation of an off street parking space, subject to obtaining the necessary permissions.

Steps from the kitchen and the lounge/dining room lead to the enclosed rear garden, which is laid to paving for ease of maintenance. Raised area by lounge/dining room. Small outbuilding. Washing lines. Gas meter. A wooden gate at the rear gives access to a public path.

## 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.

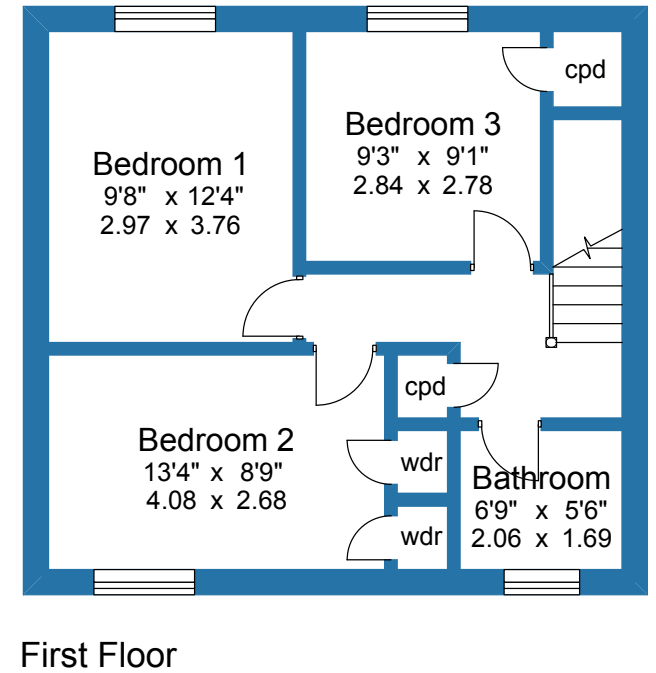
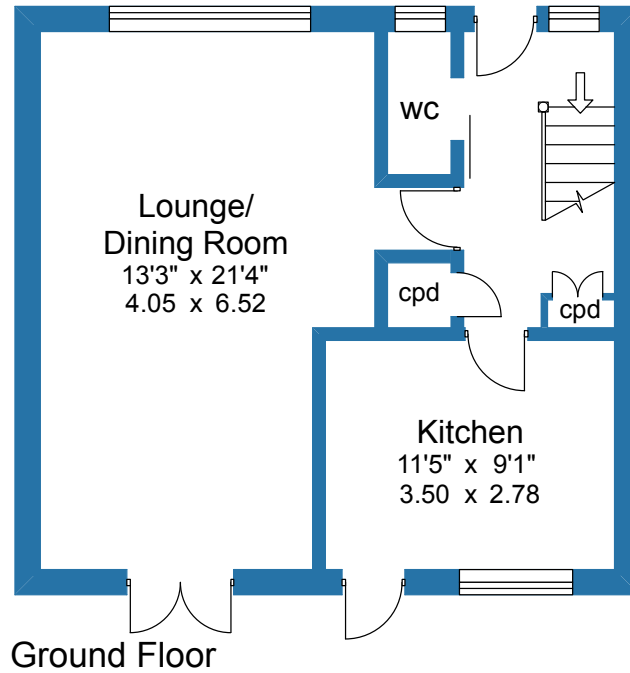
## HOME REPORT

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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Castle Douglas  
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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