



**1 Barhill Crescent, Dalbeattie, DG5 4HG**

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“Well presented detached bungalow on generous, level corner plot.”

## Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Kitchen
- + Dining Room
- + Utility Room
- + 3 Bedrooms
- + Bathroom

## External

- + Front and Rear Gardens
- + Driveway
- + Garage

EPC Rating C

Council Tax Band E



## LOCATION

1 Barhill Crescent is located on the edge of a residential cul de sac on the outskirts of Dalbeattie. 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

Well presented, three bedroom, detached bungalow on a generous corner plot. The property benefits from full UPVC double glazing and gas central heating, as well as dining room and utility room extensions, which provide welcome additional living and storage space. Externally, there are enclosed gardens to the rear and further garden grounds to the front and side, as well as a single garage and driveway. The property would make an ideal home for an elderly person with its level location, a couple or a family.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

UPVC wood effect door with double glazed obscure glass panels into entrance vestibule.

### Entrance Vestibule

Wooden door with double glazed obscure panels and side panel into hall.

### Hall

Central heating radiator. Cupboard housing electric meter and fuse box with shelf and coat hooks. Further cupboard with shelving. Hatch to partially floored attic with ramsay style ladder, power and light. Smoke alarm. Doors to lounge, all bedrooms and bathroom.

### Lounge 5.48m x 3.22m

Large window to front with vertical blind. Central heating radiator. Television point and telephone point. Smoke alarm. Glazed door to kitchen.

### Kitchen 3.39m x 2.8m

Window to side with venetian blind. A range of modern wall and floor mounted units with wood effect worktops and splashback. 1 ½ stainless steel sink and single drainer. Integrated Lamona electric hob, double oven, cooker hood, under counter fridge and dishwasher. Heat alarm. Glazed door to utility room. Open plan through to dining room.

### Dining Room 3.69m x 3.02m

2 windows to rear with roman blinds. UPVC wood effect double glazed patio doors with vertical blind to side, giving access to the rear garden. 2 central heating radiators.

### Utility Room 3.19m x 2.99m

Windows to front and to side, both with roller blinds. Modern wall and floor mounted units with grey speckled stone effect worktops. 1 ½ stainless steel sink and drainer. Zanussi washing machine and Electrolux under counter freezer. Space for further appliances. Central heating radiator. Coat hooks. Worcester combi boiler, installed in 2015. Smoke alarm. Cupboard with shelf and coat hooks. Extractor fan. UPVC wood effect double glazed door with obscure glass panel to rear, giving access to the driveway.

### Bedroom 1 2.77m x 2.56m

Window to front with vertical blind. Built in double wardrobe with sliding doors, shelf and hanging rail. Central heating radiator. Television point.

### Bedroom 2 3.38m x 2.76m

Window to rear with vertical blind. Built in double wardrobe with sliding doors, shelf and hanging rail. Central heating radiator.

### Bedroom 3 3.38m x 2.34m (at widest)

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

### Bathroom 2.38m x 1.99m (at widest)

Obscure glass window to rear with roller blind. White suite of W.C and wash hand basin with built in storage cupboards and bath with glass shower screen and Triton electric shower. Heated chrome towel rack. Towel rail and towel ring. Mirrored vanity cabinet. Coat hooks.

## EXTERNAL

The front garden is laid mainly to lawn and is bordered by a range of mature shrubs, bushes and small trees. Paved path to front door. Gas meter. Gravel pathway continues around the side of the property to a wooden gate, which leads to the rear garden.

The enclosed rear garden is also laid mainly to lawn, with borders of mature shrubs and bushes. 2 areas of patio. Rotating clothes dryer. Outdoor light. The gravel pathway continues along the side of the property, with steps to patio doors. Storage lock up. Door to garage. A further wooden gate leads to a gravelled area, with steps to utility room door. Outdoor light. Driveway.

### Garage 5.82m x 2.85m

Brick built single garage with concrete base and up and over door. UPVC double glazed window to rear and wooden door to side. Shelving. Power and light. Coat hooks.

## 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.

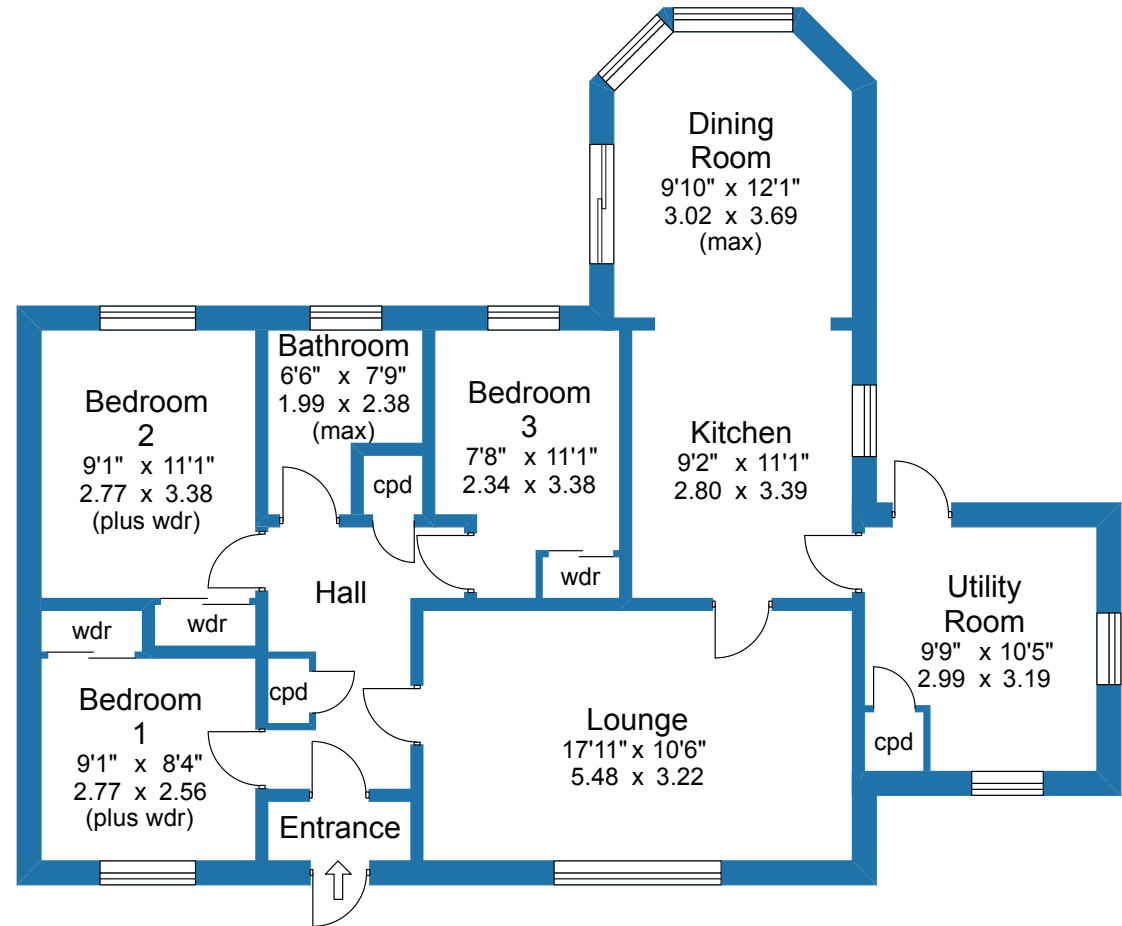
## HOME REPORT

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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