



1 Johnston Drive, Dalbeattie, DG5 4TB

GG&B
PROPERTIES

1 Johnston Drive, Dalbeattie, DG5 4TB

“Spacious detached 3 bedroom bungalow with garage and parking set in an elevated position within a modern cul-de-sac”

Accommodation

- + Entrance Vestibule
- + Hallway
- + Lounge
- + Dining Kitchen
- + Dining Room
- + Utility Room
- + Three Bedrooms (1 En-Suite)
- + Family Bathroom

Outside

- + Single Garage
- + Driveway and parking
- + Gardens to front, side and rear
- + Garden sheds,
- + Greenhouse

EPC Rating C

Council Tax Band F



LOCATION

1 Johnston Drive is located within a modern sought after cul-de-sac, located on the edge of Dalbeattie and within walking distance to the town centre. Dalbeattie offers Primary and Secondary schooling, shops, local food stores, health centre, churches and a golf course. 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

Spacious detached bungalow set in an elevated position with good sized gardens on the outskirts of Dalbeattie. The property boasts well-proportioned light filled rooms with a modern fitted kitchen, bathroom and shower room, the latter being an en-suite. The utility room adjoins the kitchen where access to the rear garden is granted. A spacious lounge and three bedrooms completes the accommodation. There is double glazing, coving, hardwood finishes and gas central heating throughout with a coal effect electric fire in the lounge.

Outside, a gently sloping paved driveway leads to a single attached garage and gravel parking area. The gardens encompasses the property and are laid to mature shrubs and trees to the front, lawns to the side and rear with a paved patio area to the rear also.

ACCOMMODATION

ENTRANCE VESTIBULE

UPVC external front door with obscure glazed window to side opens into the entrance vestibule; window to front; coat hooks; linoleum flooring; wooden obscure glazed door with side panel opens into hallway.

HALL

Spacious L shaped hall with doors to lounge, dining room, three bedrooms, bathroom and 4 x built in cupboards containing hanging and shelving space and one housing the hot water tank; hatch to attic; sunvic heating thermostat; 2 x radiators; wood effect linoleum.



LOUNGE

Spacious lounge with large picture window to front and smaller window to side enjoying dual aspect views overlooking the gardens and countryside beyond; coal effect electric fire set in wooden surround, mantle and hearth; television connection point; BT connection point; 2 x radiators; smoke alarm; fitted carpet.

DINING ROOM

Sliding patio doors to the rear garden; door to kitchen; television connection point; wood effect linoleum; radiator.

DINING KITCHEN

Window to side enjoying views from an elevated position over the garden and countryside beyond; range of fitted white wall and floor units with wood effect worktops and red Respatex splashbacks; Lamona 1 1/2 sink, drainer and mixer tap; Lamona ceramic hob with a glass and stainless steel extractor chimney hood; Lamona integrated oven; space and plumbing for slim line dishwasher; smoke alarm; extractor fan; radiator; wood effect linoleum that continues into utility room; doorway to utility room.

UTILITY ROOM

External part glazed door to rear garden; fitted floor units with worktop and tiled splashbacks; stainless steel sink and drainer; Worcester boiler; central heating controls; hatch to attic; retractable clothes airier; space for freestanding fridge freezer; space and plumbing for washing machine; space for tumble dryer; shelving; carbon monoxide alarm.

BEDROOM 1 (WITH EN-SUITE)

Good sized double bedroom with window to rear; integrated double wardrobe with mirrored sliding doors; television connection point; fitted carpet; radiator; door to en-suite.

EN-SUITE

Modern fitted suite of wash hand basin and W.C in vanity unity with cupboards; Mira electric corner shower cubicle with glass sliding doors; obscure window to rear; waterproof wall panelling; heated towel rail; mirrored wall unit; extractor fan; linoleum flooring.



BEDROOM 2

Good sized double bedroom with window to front; built in double wardrobe containing shelving and hanging space; television connection point; fitted carpet; radiator.

BEDROOM 3

Single bedroom currently used as an office; window to front; integrated double wardrobe containing shelving and hanging space; BT connection point; fitted carpet; radiator.

BATHROOM

Modern fitted suite of wash hand basin and W.C in vanity unity with cupboards; Mira electric shower over bath with glass screen and waterproof wall panelling; heated towel rail; mirrored wall unit; obscure window to rear; extractor fan; wood effect linoleum.

OUTSIDE

GARAGE

Single attached garage with part obscure glazed external door to side and window to rear; up and over electric garage door; hatch to garage attic/storage space; concrete floor.

GARDEN

A gently sloping paved driveway leads to the garage and gravelled parking area past a lawn at the front; paving and steps to front door with a paved path continuing all the way around the property; the front garden comprises of mature shrubs and small trees which leads round to the side garden. This area includes a sloping lawn with steps down to the pavement; gated access to the rear garden from both sides of the property. The rear gardens is largely laid to paved patio slabs with a small lawn area, mature shrubs and trees; 3 x wooden garden sheds; several outside lights; greenhouse; outside tap; rotary air dryer.

VIEWING

By appointment with the Selling Agents on 01556 504038.

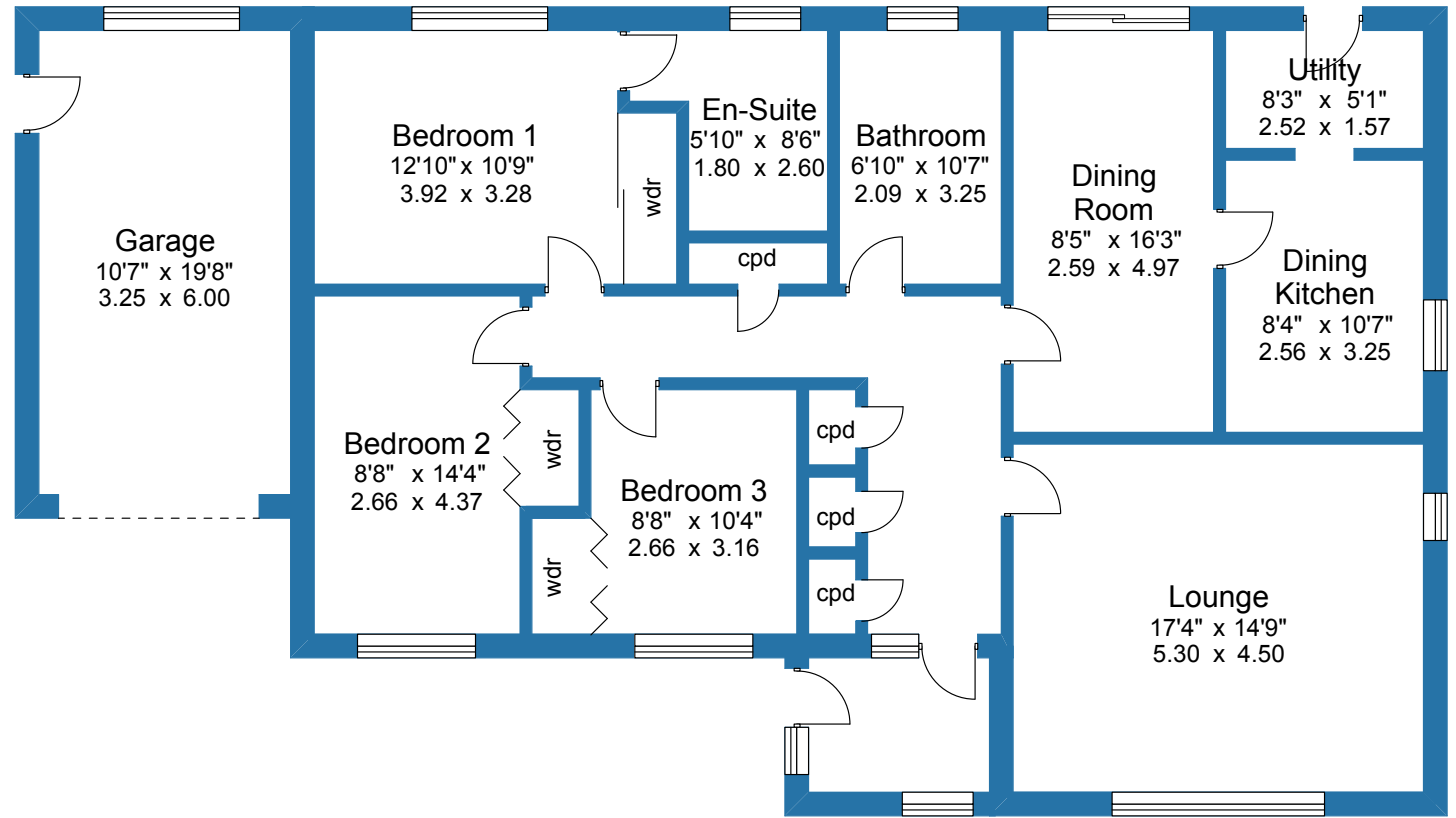


HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers 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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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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