



Pinehurst, Dalbeattie, DG5 4EQ

The logo for GG&B Properties, featuring a stylized red and blue roofline above the text "GG&B" in a large, blue, serif font, with "PROPERTIES" in a smaller, red, sans-serif font below it.

Pinehurst, Dalbeattie, DG5 4EQ

“Spacious, detached family home with generous garden grounds on the edge of Dalbeattie forest.”

Ground Floor

- + Entrance Porch
- + Hall
- + Lounge
- + Dining Kitchen
- + Conservatory
- + Utility Room
- + Bedroom
- + Shower Room

First Floor

- + 2 Bedrooms
- + Bathroom

External

- + Garden Grounds
- + Garage
- + Off Street Parking

EPC Rating C

Council Tax Band E



LOCATION

Pinehurst is located on the edge of Dalbeattie forest and enjoys partial views to the hills beyond Dalbeattie from its elevated position. 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 and Sandyhills just a few more minutes away.

DESCRIPTION

Architect designed, three bedroom, detached house offering bright, spacious accommodation throughout. Pinehurst benefits from full double glazing (UPVC and wooden velux) and gas central heating. Generously sized garden grounds, ample off street parking and a garage complete the accommodation on offer. The property would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door into entrance porch.

Entrance Porch

Window to front and window to side. Window into hall. Wooden double glazed obscure glass door into hall.

Hall

Central heating radiator. Smoke alarm. Coat hooks. Stairs to first floor. Built in desk and shelving under stairs. Glazed obscure glass doors to lounge and dining kitchen and doors to utility room and bedroom.

Lounge 4.49m x 3.97m

UPVC double glazed patio doors to front with vertical blind. Multi fuel burner with tiled hearth and wooden mantelpiece. Central heating radiator. Television point and telephone point. Shelf. Carbon monoxide alarm.

Dining Kitchen 7.96m x 3.56m (at widest)

Window to front and window to rear with roller blinds and further window to side with vertical blind. A range of wooden fitted floor and wall mounted units with cream worktops and tiled splashback. Double sink and single drainer. Integrated gas hob, cooker hood, under counter fridge and double oven. Breakfast bar. Central heating radiator. Fire extinguisher. Television point. UPVC double glazed patio doors to side into conservatory. Sliding door into utility room.

Conservatory 4.89m x 2.95m

Range of full length windows to front, rear and side, most with roller blinds. Roof blinds. UPVC double glazed doors to front, rear and side with roller blinds, giving access to garden grounds.

Utility Room 2.34m x 1.81m

Window to rear. Central heating radiator. Space and plumbing for washing machine and space for further appliance. Work surface. Shelving. Sliding door to shower room. Wooden double glazed obscure glass door to rear, giving access to the rear garden.

Bedroom 3 3.38m x 3.38m (excluding doorway)

Window to rear. Central heating radiator. Towel rail. Telephone point.

Shower Room 2.35m x 0.82m

Obscure glass window to rear. Suite of W.C, wash hand basin and shower cubicle with Mira shower and grab rail. Tiling to full height on 2 walls. Central heating radiator. Mirrored vanity cabinet. Towel rail. Coat hooks.

Landing

Velux window to front. Hatch to partially floored attic with ladder. Smoke alarm. Large cupboard with shelving, light and eaves access. Further cupboard housing hot water tank with shelving. Doors to upstairs bedrooms and bathroom.

Bedroom 1 5.71m x 3.55m (at widest)

Velux window to front and to rear, both with new blinds and window to side. A range of built in wardrobes and cupboards with hanging rails and shelving. Central heating radiator. Cupboard with shelving. Television point and telephone point. Towel rail.

Bedroom 2 5.75m x 3.37m (at widest)

Velux window to front and to rear, both with new blinds. 2 built in wardrobes with hanging rails and shelving. Central heating radiator. Television point. Carbon monoxide alarm. Eaves access. There would be potential to separate this bedroom into two smaller bedrooms.

Bathroom 2.77m x 2.33m (at widest)

Obscure glass window to rear. Suite of W.C, wash hand basin with built in cabinet, bidet and bath with shower attachment. Tiled to ¾ height at suite. Small cupboard. Shelving. Heated towel rack. Central heating radiator. Shaving light.

EXTERNAL

The generously sized, sunny aspect front garden is laid out mainly in tiers of gravel and is bordered by a range of mature shrubs and bushes. The tier closest to the property is laid to patio. Double gates give access to a paved driveway which leads up to the garage, with further gravelled parking located close to the gates. A pedestrian gate and paved path leads up alongside the driveway and continues around to the rear garden. Gas meter and electric meter. Outdoor light.

The tiered rear garden backs directly onto Dalbeattie forest and is abundant with wildlife, including red squirrels and a variety of bird species. The lower tier, immediately beside the property, is laid to gravel. Covered store and water butt. 3 outdoor lights. Steps up to patio section with large rotating clothes dryer. Further patio section to the side of the property, bordered by mature bushes. Steps lead up to the upper tier, which is laid to lawn with a range of small trees and mature bushes.

Garage 6.94m x 3.61m

Generously sized concrete block built single garage with concrete base and electric door. UPVC double glazed window to rear. Power points and light. Worcester boiler. Work benches. Storage rafters. Fuse box. Wooden door to rear.

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.

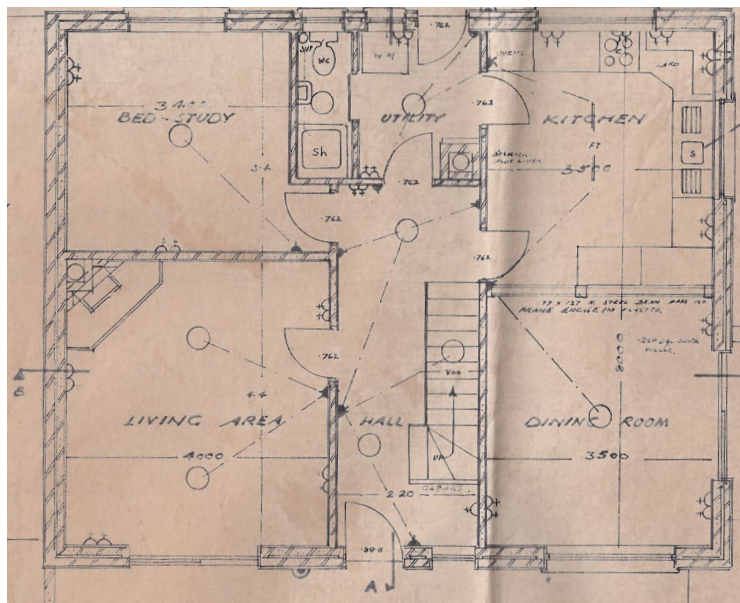


HOME REPORT

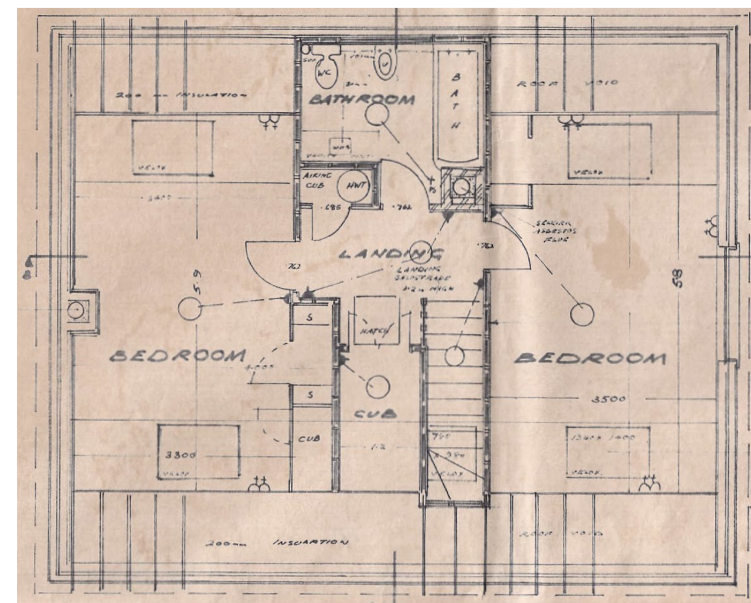
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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

Original floorplans from circa 1990 which do not include the entrance porch or conservatory.



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

