



144 Southwick Road, Dalbeattie, DG5 4HS

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“Charming 2 bedroom cottage with garage and off street parking within close proximity to Dalbeattie Woods”

Ground Floor

- + Lounge
- + Dining Kitchen
- + Bedroom
- + Shower Room

First Floor

- + Bedroom
- + Dressing Room
- + Shower Room

Outside

- + Front Garden
- + Good sized rear garden
- + Garage
- + Off Street Parking

EPC Rating D

Council Tax Band B



LOCATION

144 Southwick Road is located in a quiet position on the edge of Dalbeattie with the rear garden having access to the Town Woods. The property is a short walk from Dalbeattie Town centre. Dalbeattie offers both primary and secondary schooling, shops, local food stores, health centre, churches and a golf course. Walkers and mountain bikers are also well catered for with the 7Stanes cycle track on hand in the Dalbeattie Forest. The rear garden of this property has direct access to the woods. 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

Traditional semi-detached granite cottage with both front and rear gardens, off street parking and garage. Located in a peaceful location, the rear garden of the property has direct access to the Dalbeattie forest, making it desirable to walkers, mountain bikers and nature lovers. The property enjoys light filled accommodation with the lounge and first floor bedroom enjoying views to both the front and the rear. The ground floor is in good decorative order with a modern fitted dining kitchen and shower room. The first floor is in need of redecoration. There is UPVC double glazing and gas central heating throughout with a wood burning stove in the lounge. Outside the small front garden is laid to gravel for ease of maintenance and the rear is largely laid to lawn with a paved patio area.

ACCOMMODATION

Ground Floor

Entrance Hall

UPVC external part obscure glazed door opens into the entrance hall; carpeted stairs to first floor; doors to lounge and bedroom 2; box containing meters and fuse box; smoke alarm; wood effect flooring that continues all throughout the ground floor.

Bedroom 2

Single bedroom with window to rear; under stairs cupboard; coat hooks; radiator.

Lounge

Light filled lounge with large windows to both front and rear overlooking the garden and woods beyond; wood burning stove set in slate hearth; shelved alcove; 2 x television connection points; coving; smoke alarm; radiator; glazed wooden door to rear hall.

Rear Hall

Part obscure glazed external wooden door to rear garden; doors to shower room, dining kitchen and lounge; coat hooks; down lights; coving; radiator.

Dining Kitchen

Light filled kitchen with large windows to both the front and side; range of modern fitted white wall and floor units with wood effect worktops and tiled splashbacks; stainless steel 1 1/2 sink, drainer and mixer tap; Creda integrated oven; Whirlpool ceramic hob with concealed extractor fan; space and plumbing for washing machine; space for under counter fridge; space for freestanding fridge freezer; Vitodens 100 boiler; television connection point; radiator; smoke alarm.

Shower Room

Modern suite of W.C., wash hand basin in vanity unit and mains corner shower cubicle with waterproof wall panelling and glass sliding doors; obscure window to side; extractor fan; radiator.

First Floor

First Floor Landing

Carpeted staircase to first floor landing; large window overlooking garden and woods beyond; door to bedroom 1; smoke alarm.

Bedroom 1

Light filled room with large windows to both the front and rear; range of built in wardrobes; built in shelved cupboard; television connection point; door to dressing room; coomb ceiling; radiator; fitted carpet.

Dressing Room

Large windows to side and rear; door to shower room; 2 x integrated cupboards; radiator; phone connection point; coomb ceiling; fitted carpet.

Shower Room

Suite of W.C, wash hand basin with tiled splashback and galaxy electric corner shower cubicle with glass sliding doors; 2 x hatches to attic; Velux window; glass shelf; wall mounted mirror; extractor fan; heated towel rail; radiator; fitted carpet.

OUTSIDE

Garden

A paved path leads to the front door and continues round to the gated rear garden. The front garden is laid to gravel for ease of maintenance; outside tap; gas box; outside light. The path continues round to the rear past the back door to steps up to the rear garden which is largely laid to lawn with shrub borders. A path continues to the rear of the garden where there is direct gated access to the forest. Paved patio area with rotary air dryer; concrete area which leads to the side door of the garage; 2 x log stores. Access to garage via neighbours driveway to side.

Garage (4.22 x 4.81)

Up and over door; concrete floor; outside taps both outside and indoors; UPVC part obscure glazed external door to side.

VIEWING

By appointment with the Selling Agents on 01556 504038.

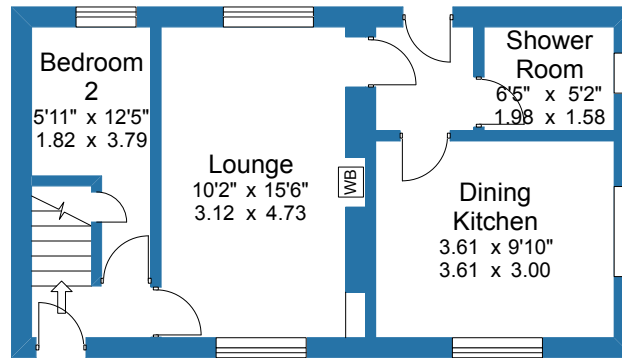
HOME REPORT

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

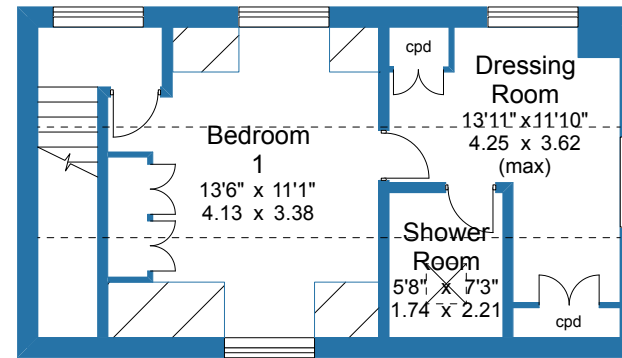
OFFERS

Offers in Scottish Legal form should be submitted to the Selling Agents. The owners 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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01556 503744

33 High Street
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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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