



12 Galla Avenue, Dalbeattie, DG5 4JZ



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“Well presented 4 bedroom detached bungalow in an elevated position within a desirable residential area on the outskirts of Dalbeattie”

Ground Floor

- + Entrance Vestibule
- + Hall
- + Lounge
- + Kitchen
- + Utility Room
- + Utility/storage room
- + Office
- + 2 Double Bedrooms
- + 2 Shower Rooms

First Floor

- + 2 Double Bedrooms
- + Shower Room

Outside

- + Front Garden
- + Rear Garden
- + 2 Driveways
- + Single garage

EPC Rating C

Council Tax Band E



LOCATION

12 Galla Avenue sits in an elevated position in a quiet and desirable residential area on the edge of Dalbeattie. The plot backs onto Rounall Woods and enjoys views across Dalbeattie to the hills beyond to the front. 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 words just minutes away and the 7Stance cycle track 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 and spacious, detached 4 bedroom bungalow with single garage and front and rear gardens. The property enjoys well-proportioned light filled rooms with the front of the property enjoying views over the town and hills beyond. It is in good decorative order and benefits from gas central heating and UPVC double glazing throughout.

A bright entrance vestibule opens into a spacious hall where the light filled lounge is found on the left and the first of 4 double bedrooms on the right. Bedroom 2 and a modern fitted shower room are located down the L shaped hall to the right and the rear hall is located to the left where the stairs to the first floor are located. The rear hall gives access to the kitchen which provides access to two utility areas, office, shower room and the rear garden. Upstairs there are 2 double bedrooms, both with built in storage served by a shower room.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC external part obscure glazed door with side panel opens into the entrance vestibule; tile floor; coving; wooden obscure glazed door with side panel opens into hall.

Hall

Spacious L shaped hallway with doors to the lounge, bedrooms 1 & 2, shower room, rear hall and integrated cupboard with shelving and

hanging space; hatch to attic; coving; BT connection point; Honeywell thermostat; smoke alarm; heat detector; radiator; fitted carpet.

Lounge

Bright lounge with large window to front overlooking town and hills beyond; television connection point; 2 phone points; coving; smoke alarm; radiator; fitted carpet.

Bedroom 1

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

Bedroom 2

Double bedroom with window to rear; built in double wardrobes with shelving and hanging space; coving; radiator; fitted carpet.

Shower Room

Modern fitted suite comprising W.C, wash hand basin in vanity unit and mains shower with glass screen; marble effect waterproof wall panels; obscure window to rear; heated towel rail; mirrored wall unit; xpelair extractor fan; wood effect linoleum.

Rear Hall

Large window to rear; carpeted staircase to first floor; under stairs cupboard; phone connection point; radiator; fitted carpet; wooden obscure glazed door to kitchen.

Kitchen

Range of fitted white wall and floor units with complementing worktops; window to rear overlooking garden and woods beyond; composite double sink and drainer with mixer tap; belling freestanding oven with xpelair extractor hood; Zanussi dishwasher; Zanussi fridge; cupboard with shelving and water tank; coving; radiator; linoleum flooring; smoke alarm; door to utility area.

Utility Room

Stainless steel sink, drainer and mixer tap with cupboards underneath; UPVC part obscure glazed external door to rear garden; window to rear; Bendix washing machine; Worcester boiler; wooden drying pulley; doors to shower room, 2nd utility/storage room and office; British gas controls; smoke alarm; linoleum flooring.

Utility/storage area

Fitted wall and floor units; Creda tumble dryer; sunvic thermostat; manrose extractor fan; linoleum.

Shower Room

Suite of W.C, wash hand basin and mira electric shower cubicle with glass door and tiles to walls; mirrored wall unit; glass shelf; xpelair extractor fan; shaving point; linoleum flooring.

Office

Window to front; double cupboard with shelving and hanging space and box with fuse box; single integrated cupboard with shelving and meters; coving; television connection point; radiator; fitted carpet.

First Floor

First Floor landing

Doors to bedrooms 3, 4 and shower room; double cupboard with access to eaves; 2 smoke alarms; fitted carpet.

Bedroom 3

Double bedroom with Velux window to rear; door to eaves; coomb ceiling; 2 radiators; fitted carpet.

Bedroom 4

Double bedroom with Velux window to rear; built in double wardrobe with hanging space; radiator; fitted carpet.

Shower Room

Suite of W.C, wash hand basin and Triton electric shower cubicle with glass door and tiles to walls; mirrored wall unit; glass shelf; integrated storage cupboard; shaving point; Aidelle fan; fitted carpet.

OUTSIDE

Garden

Paved path to front door from pavement. The front garden is largely laid to gravel for ease of maintenance with shrubs and flower border; paved driveway to garage; paved parking area; paving at both sides of the property to the gated rear garden which continues round to the back door; outside light. The rear garden is terraced with paths round the flower and shrub borders; steps up to paved patio seating area; side door to garage; 2 outside lights.



Garage

Single garage with window to rear; single door to side; double wooden doors to front; concrete floor; outside tap; attic space with ramsay ladder.

VIEWING

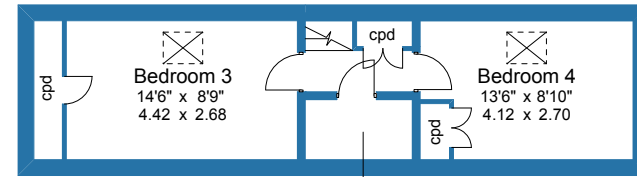
By appointment with the Selling Agents on 01556 504038.

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.

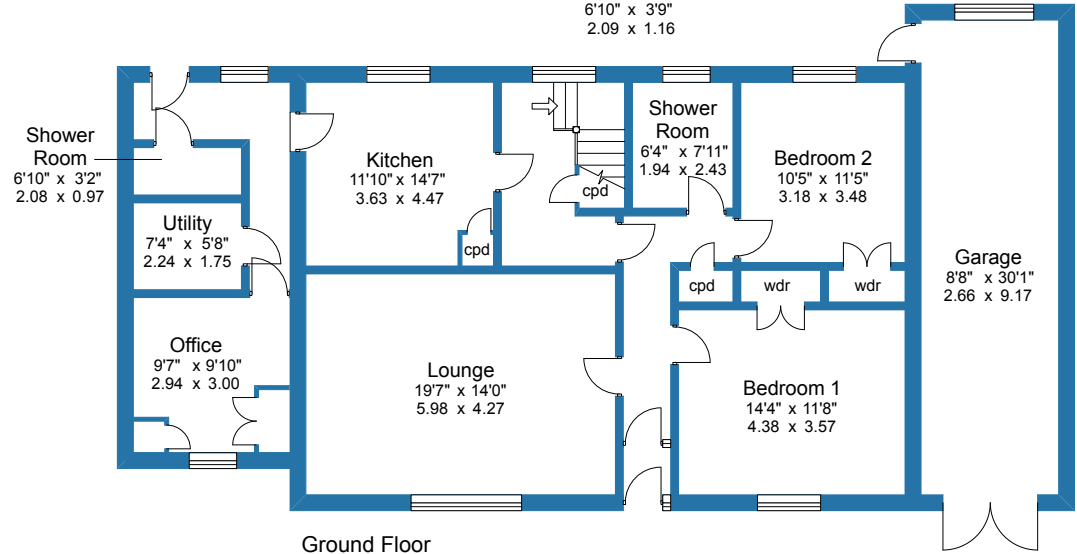
OFFERS

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.



First Floor

Shower Room
6'10" x 3'9"
2.09 x 1.16



Ground Floor

For illustrative purposes only. Not to scale.



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.

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