



Allanbank, 9 Southwick Road, Dalbeattie, DG5 4BS

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“Well presented, traditional granite, three bedroom property in the centre of Dalbeattie with driveway and rear garden”

Ground Floor

- + Hall
- + Lounge
- + Dining Room
- + Sitting Room
- + Kitchen
- + Office/walk in cupboard
- + Utility Room
- + W.C.

First Floor

- + Three Double Bedrooms
- + Family Bathroom

Outside

- + Rear garden
- + Store
- + Outhouse
- + Driveway

EPC Rating D

Council Tax Band D



LOCATION

Allanbank is centrally located within the popular town of Dalbeattie, close to the high street. 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 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

Well presented, spacious granite town house with good sized rear garden and driveway in the centre of Dalbeattie. The property boasts multiple reception rooms and many pleasing features such as ceiling roses, coving, original doors, an ornate staircase and high ceilings throughout the ground floor. There is UPVC double glazing and gas central heating throughout, with a gas fire in the lounge. The property would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Hall

Wooden part obscure glazed external door with panel above opens into the hallway; Wooden ornate carpeted staircase to the first floor; doors to lounge, W.C compartment, kitchen and under stairs cupboard; box with meters and fuse box; coving; Hive heating controls; smoke alarm; radiator; fitted carpet.

Lounge

Spacious lounge with window to the front; gas fire set in polished stone surround and hearth with wooden mantle; shelved recess with glass doors and cupboard beneath; coving; centre ceiling rose; television connection point; carbon monoxide alarm; radiator; fitted carpet.

W.C

Suite of W.C. and wash hand basin with tiled splashback; xpelair extractor fan; wood effect linoleum.

Kitchen

Window to rear overlooking garden; range of modern fitted cream wall and floor units with wood effect worktops and splashbacks; stainless steel 1 1/2 sink, drainer and mixer tap; integrated fridge; cannon 6 ring double oven with extractor hood; archway to dining room; coving; Hive controls; smoke alarm; wooden flooring.

Dining Room

Good sized dining room with window to side; doors to sitting room and utility room; shelved recess with cupboard beneath; centre ceiling rose; 2 radiators; BT connection point; wooden floor.

Utility room

Modern fitted wall and floor units with worktops; logic boiler; Bloomberg washing machine; space for under counter freezer; hatch to small attic; wooden clothes pulley; coat hooks; carbon monoxide alarm; radiator; tile effect linoleum; part obscure UPVC external door to rear garden and store.

Store

Window to rear; door to side; chest freezer; outside tap; concrete floor.

Sitting Room

Tilt and slide patio doors to rear garden; television connection point; door to office; recess with shelved cupboard underneath; coving; radiator; smoke alarm; fitted carpet.

Office/walk in cupboard

Window to front; hatch to attic; built in shelving; coving; radiator; fitted carpet.

First Floor

First Floor Landing

Ornate wooden staircase with balustrade lit by large Skylight; doors to bedrooms 1, 2, 3 and bathroom; hatch to attic; coving; radiator; smoke alarm; fitted carpet.

Bedroom 1

Double bedroom with window to rear overlooking the town; coving; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to front; coving; radiator; fitted carpet.

Bedroom 3

Double bedroom with large window to rear; coving; radiator; fitted carpet.

Bathroom

Modern suite of W.C and wash hand basin in vanity unit with cupboards and mira electric shower over P-shaped bath with glass screen; waterproof wall panels; Velux window; heated towel rail; cupboard with shelving and water tank; wall mounted mirror; linoleum flooring.

OUTSIDE

Outhouse

Perfect storage area; window and door to front; concrete floor.

Garden

Tarmac driveway to rear with space for 3 cars. The rear garden is largely laid to lawn with flower and shrub borders; decorative paved patio and gravel seating area; Gas box to side; outside light.

PLEASE NOTE

Please note all curtains and blinds are included in the sale and some furniture can be negotiated separately'

VIEWING

By appointment with the Selling Agents of 01556 504 038.

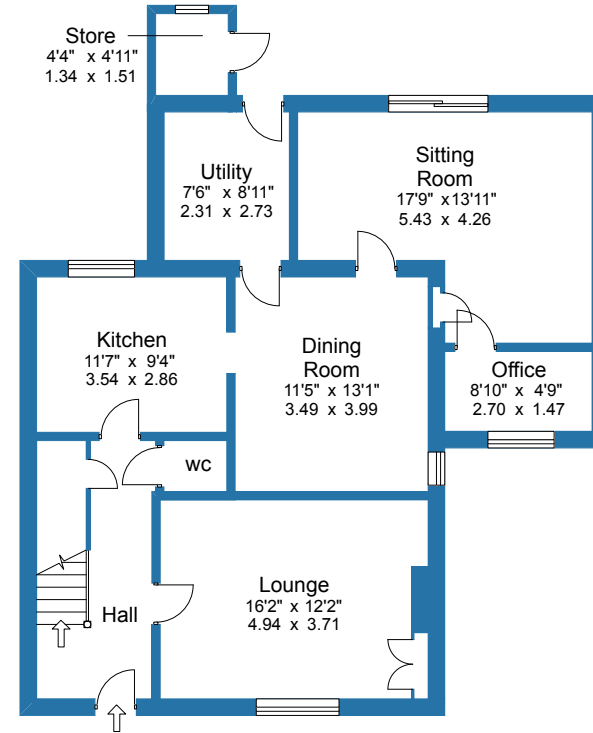
HOME REPORT

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

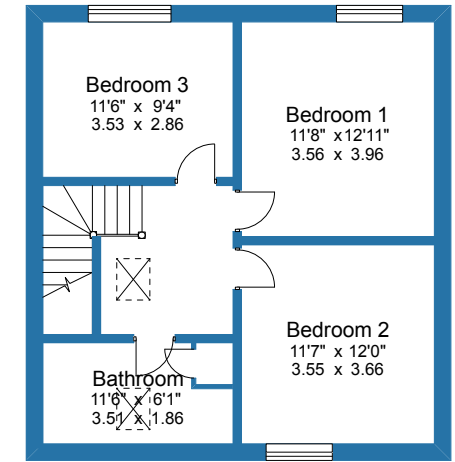
OFFERS

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.





Ground Floor



First 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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