



15 The Meadows, Dalbeattie, DG5 4AS

GG&B
PROPERTIES

15 The Meadows, Dalbeattie, DG5 4AS

"Well presented, one bedroom, ground floor flat in a quiet location, within easy walking distance of the Town Centre."

Accommodation

+ Hall
+ Lounge
+ Kitchen
+ Bedroom
+ Bathroom
+ Storeroom

External

+ Shared Garden/Drying Green
+ Shared Car Park

EPC Rating D

Council Tax Band A

LOCATION

15 The Meadows is located in a quiet community housing development close to the town centre. 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 also 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, and the sandy beaches of Rockcliffe & Sandyhills just a few more minutes away.

DESCRIPTION

Spacious, ground floor, one bedroom flat offering well-presented accommodation and generous storage space. The property benefits from

full UPVC double glazing, gas central heating and new internal doors throughout. There are communal garden grounds and a communal car park to the rear. 15 The Meadows would make an ideal home for a first time buyer or retired buyer, or would present an ideal buy to let investment opportunity.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Communal entrance door to hallway with corridor to the flat. Wooden front door to entrance hall.

Entrance Hall

Alcove with shelf and fuse box and cupboard with electric meter below. Central heating radiator. Cupboard with shelving and further cupboard housing hot water tank with shelving and heating controls. 2 smoke alarms. Coat hooks. Doors to all rooms.

Lounge

4.1m x 3.75m

Two windows to front with vertical blinds. Central heating radiator. Gas fire with back boiler. Telephone point and television point. Carbon monoxide alarm and smoke alarm. Shelving.

Kitchen

2.65m x 2.08m

Window to front with roller blind. A range of wall and floor mounted units with cream speckled stone effect worktops and tiled splashback. Stainless steel sink and drainer. New World electric cooker, LG washing machine and Swan under counter fridge. Heat alarm. Extractor fan.

Bedroom

4.1m x 3.27m (excluding doorway)

Window to side with venetian blind. 2 built in wardrobes, both with hanging rails and shelving. Central heating radiator.

Bathroom

2.06m x 1.78m

Obscure glass window to rear. White W.C., wash hand basin and bath with Mira Sport electric shower and curtain rail. Tiling to full height at bath and to half height at wash hand basin. Extractor fan. Shelving. Towel ring.

Storeroom

Large storeroom with coat hooks, shelving, light and gas meter.

EXTERNAL

The communal garden is to the rear of the building and is laid mainly to lawn with clothes drying area. The shared car park is beyond the garden.

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 611247.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey.org on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode DG5 4AS.

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.



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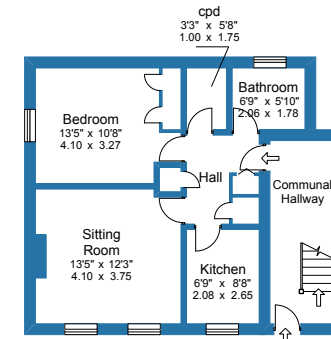
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

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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Ground Floor

For illustrative purposes only. Not to scale.