



32 Urr Road, Dalbeattie, DG5 4BZ

The logo for GG&B Properties. It features a stylized red and blue roofline above the text 'GG&B' in a large, blue, serif font. Below this, the word 'PROPERTIES' is written in a smaller, red, sans-serif font.

32 Urr Road, Dalbeattie, DG5 4BZ

Well presented 2 bedroom property in popular residential area of Dalbeattie with front and rear gardens.

Ground Floor

- + Lounge/diner
- + Kitchen

First Floor

- + Two double bedrooms
- + Bathroom

Outside

- + Front and rear gardens
- + Garden shed/workshop

EPC Rating D

Council Tax Band B



LOCATION

32 Urr Road is located within a popular and peaceful residential area of Dalbeattie and is a short walk 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 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, end-terraced property with both front and rear gardens located a short walk from Dalbeattie town centre. The property enjoys well-proportioned light filled rooms with the lounge/diner having a window to the front and french doors that open onto the rear garden. It is in excellent decorative order with a modern fitted kitchen and bathroom. There is UPVC double glazing and gas central heating throughout.

The entrance hall gives access to the lounge/diner to the right, kitchen ahead and the stairs to the first floor on the left. Upstairs there are two double bedrooms, both with built in wardrobes, served by a family bathroom. Subject to the correct planning consent, the attic could be utilised as another room.

Outside there are front and rear gardens both with gated access to communal paths.

ACCOMMODATION

Ground Floor

Hall

UPVC external part obscure glazed door opens into the hallway; doors to lounge/diner, kitchen and under stairs cupboard housing meters and shelving; carpeted stairs to first floor; small obscure window to front; thermostat; BT connection point; radiator; fitted carpet.

Lounge/diner

Spacious and light filled room with window to front and French doors to the rear garden; 2 x television connection points; 2 x radiators; coving; smoke alarm; fitted carpet.

Kitchen

Modern fitted kitchen with cream wall and floor units and complementing stone effect worktop and splashbacks; stainless steel sink, drainer and mixer tap; integrated Smeg oven; Zanussi ceramic hob with stainless steel chimney extractor hood; cupboard housing boiler; space and plumbing for washing machine; space for under counter fridge and freezer; UPVC external part obscure glazed door to rear; window to rear; smoke alarm; carbon monoxide alarm; linoleum flooring.

First Floor

First Floor Landing

Carpeted staircase to first floor landing; doors to bedroom 1, 2, bathroom and shelved cupboard; hatch to attic; smoke alarm.

Bedroom 1

Good sized double bedroom with large window to the front; built in wooden wardrobe with shelving and hanging space; built in storage box; integrated cupboard; television connection point; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to the rear; integrated double wardrobe with shelving and hanging space; radiator; fitted carpet.

Bathroom

Modern suite of W.C., wash hand basin in vanity unit with cupboards and bath; waterproof wall panels to 1 wall; obscure window to rear; mirrored wall unit; manrose extractor fan; radiator; linoleum flooring.

OUTSIDE

Garden

A communal path leads to gated access to both the front and rear gardens. The front garden is largely laid to lawn with plant and shrub borders; a monoblock gated path leads to the front door; outside light. The rear garden is laid to paving with plant and shrub borders and contains a wooden garden shed/workshop which has electricity; gas box; outside light; outside tap.

VIEWING

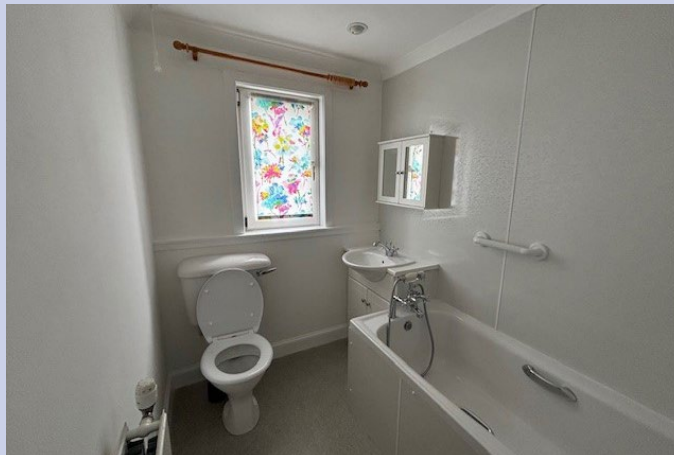
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

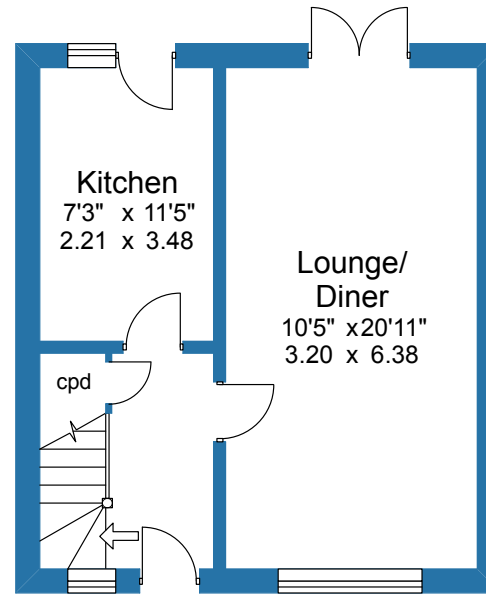
HOME REPORT

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.

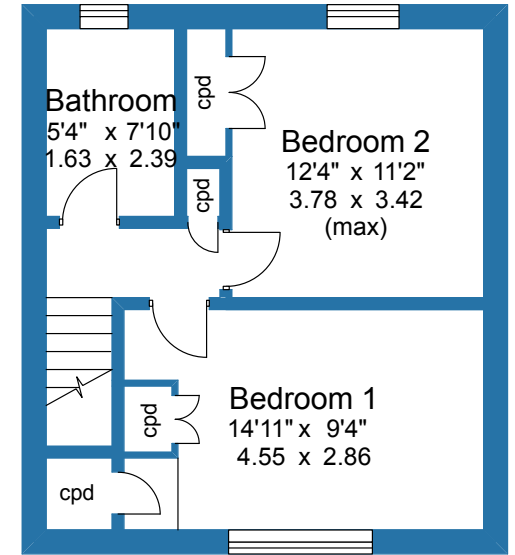
OFFERS

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

For illustrative purposes only. Not to scale.



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DG5 4AD
01556 611247



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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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