



11 Station Road, Dalbeattie, DG5 4AN

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Spacious and newly decorated
maisonette with rear garden, close
to a range of amenities

Ground Floor

- + Entrance Hall
- + Lounge
- + Bedroom
- + Landing

Lower Ground Floor

- + Kitchen
- + Dining Area
- + Bedroom
- + Shower Room

External

- + Rear Garden

EPC Rating C

Council Tax Band B



LOCATION

11 Station Road is situated with ready access to all the Town’s amenities. 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 and Rounall wood 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. The popular market town of Castle Douglas is 6 miles distant with its wider range of shops and the main regional town of Dumfries is 13 miles distant.

DESCRIPTION

Traditional granite, two bedroom maisonette offering spacious accommodation. The property is laid out over two levels: ground floor and lower ground floor and benefits from UPVC double glazing and gas central heating throughout. It was redecorated internally prior to being marketed for sale. An easily maintained, sunny aspect rear garden completes the accommodation on offer. On street parking is available. 11 Station Road would ideally suit first time buyers and buy to let investors alike.

ACCOMMODATION

Ground Floor

UPVC double glazed obscure glass door into entrance hall.

Entrance Hall

Window to front with venetian blind. Electric meter and fuse box. Small cupboard housing gas meter. Tiled flooring. 4 obscure glazed panels into lounge. Glazed wooden door into lounge.



Lounge 4.79m x 4.63m (at widest)

Window to front with venetian blind. Fireplace (not currently in use) with wooden mantelpiece and stone hearth. Central heating radiator. Smoke alarm. Television point. 2 wall lights.

Bedroom 1 3.16m x 2.79m

Window to rear. Shelved alcove. Central heating radiator. Television point and telephone point.

Landing

Central heating radiator. Smoke alarm. Stairs down to lower ground floor. Over stair cupboard.

Lower Ground Floor

Kitchen 3.42m x 2.03m (excluding external door/bottom of staircase)

Window to rear with venetian blind. Range of wooden fitted wall and floor units with black speckled stone effect worktops and tiled splashback. Integrated Candy electric oven, gas hob and cooker hood. Stainless steel sink and single drainer. Space and plumbing for washing machine and space for tall fridge freezer. Central heating radiator. Glowworm combi boiler. Carbon monoxide alarm and heat alarm. Tiled flooring. Steps down to dining area and door to shower room. UPVC double glazed obscure glass door to side, giving access to the rear garden.

Dining Area 3.82m x 3.45m (at widest)

Large under stair cupboard. Central heating radiator. Television point. Tiled flooring. Door to bedroom 2.



Bedroom 2 3.91m x 3.78m

Small window to front. Central heating radiator.

Shower Room 2.22m x 1.89m

Obscure glass window to rear. Modern white W.C., wash hand basin and shower cubicle with glass shower screen, curtain rail and Mira Go electric shower. Respatex to full height at suite. Heated chrome towel rack. Glass shelf. Towel rail.

EXTERNAL

The sunny aspect rear garden is laid to patio and gravel for ease of maintenance, with two vegetable patches. Outdoor tap. Washing line. A gravelled path, shared with 9 Station Road, leads up the edge of the garden where a gate gives access to the garden for 9 Station Road. The owner of 11 Station Road has a right of way across this garden as bin stores for both properties are located on the lane to the rear of the garden belonging to 9 Station Road.

VIEWING

By appointment with the Selling Agents on 01556 504038.

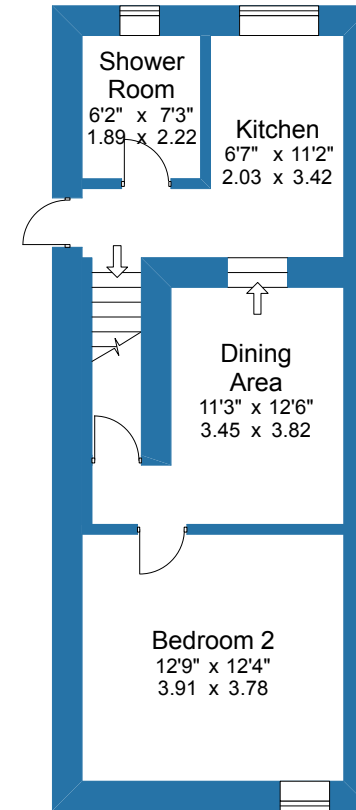
Home Buyers Report

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

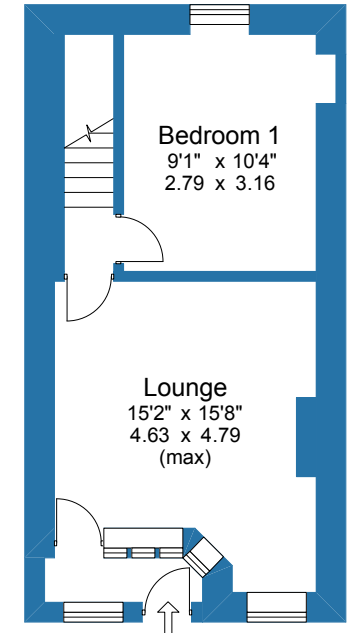
Offers

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.





Lower Ground Floor



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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