



244 High Street, Dalbeattie, DG5 4DJ

244 High Street, Dalbeattie, DG5 4DJ

“Well presented, Dalbeattie granite home with sunny aspect garden and summerhouse, located only a short walk away from a range of amenities.”

Ground Floor

- + Hall
- + Lounge/ Dining Room
- + Kitchen

First Floor

- + 3 Bedrooms
- + Bathroom

External

- + Garden
- + Summerhouse

EPC Rating D

Council Tax Band C



LOCATION

244 High Street is conveniently located only a short walk away from Dalbeattie 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

Dalbeattie granite, three bedroom, mid-terraced house offering well-presented accommodation. The property benefits from generously proportioned rooms, UPVC double glazing (except where specified) and gas central heating throughout. Externally, there is an easily maintained, sunny aspect rear garden and large summerhouse which would be suitable for a variety of uses. On street parking is available.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Wooden single glazed door into hall.

Hall

Small wall mounted cupboard housing electric meter and fuse box. Central heating radiator. Smoke alarm. Heating controls. Shelf. Wooden glazed obscure glass door into lounge/dining room. Stairs to first floor. Wooden flooring.

Lounge/Dining Room 6.53m x 3.61m (at widest)

Wooden single glazed window to front with secondary glazing and roman blind. Wood burner with slate hearth and wooden mantelpiece. Central heating radiator. Television point. Smoke alarm and carbon monoxide alarm. Small cupboard housing gas meter with shelving. Under stair cupboard with coat hooks.

Wooden glazed obscure glass door with side and upper glazed panels to kitchen.

Kitchen 4.55m x 2.8m (excluding doorways)

Window to rear. A range of fitted floor and wall mounted units, some with glass display panels and one housing Worcester combi boiler. Wooden worktops and tiled splashback and flooring. Belfast style ceramic sink. Space and plumbing for washing machine. Space for American style fridge freezer and electric cooker. Central heating radiator. Heat alarm. Extractor. UPVC double glazed door with glass panel to rear, giving access to the garden.

Landing

Smoke alarm. Over stair secure cupboard. Doors to all bedrooms and bathroom.

Bedroom 1 4.07m x 2.57m (at widest)

Window to rear. Central heating radiator.

Bedroom 2 5.3mx 2.49m (at widest)

Window to front with roman blind. Central heating radiator. Large cupboard with shelf. Hatch to attic.

Bedroom 3 3.5mx 1.79m

Currently used as an office. Window to front with roman blind. Central heating radiator. Telephone point.

Bathroom 2m x 1.83m

Obscure glass window to rear with deep sill. White suite of W.C, wash hand basin and bath with Triton Enrich electric shower and glass shower screen. Mosaic style tiling to full height at bath and and to half height at rest of suite. Wooden vanity cabinet with glazed door. Heated chrome towel rack. Extractor fan. Tiled flooring.

EXTERNAL

The sunny aspect rear garden is laid mainly to lawn for ease of maintenance and is bordered by wooden fencing. Patio area by

property. Outdoor tap and outdoor light. Small trees. A gravel path leads down the garden to the summerhouse. Patio beside summerhouse. Further outdoor light.

A wooden gate beside the property leads to a pend, where a wooden door gives access to the High Street. Though owned by 244 High Street, 242, 248 and 250 High Street also have a right of access to the pend. 242 High Street also has a right of access across the garden of 244 High Street to access the pend.

Summerhouse 5.84m x 2.79m

Sizeable, modern summerhouse, suitable for a variety of purposes including reception space, home office, hobby/craft room, storage and workshop. Wooden double glazed double doors into. Wooden double glazed window to front and further 3 to side. Built in cabinet with worktop above. Wooden cupboard. 2 electric wall mounted heaters. Fuse box. Power points and lights.

Please Note

White goods (washing machine and cooker) may also be available, subject to negotiation.

VIEWING

To view this property please contact the selling agents on 01556 504 038.

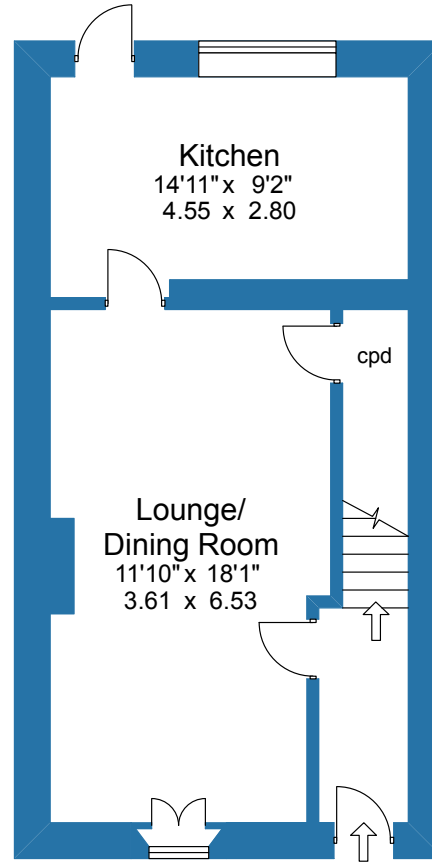
HOME REPORT

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.

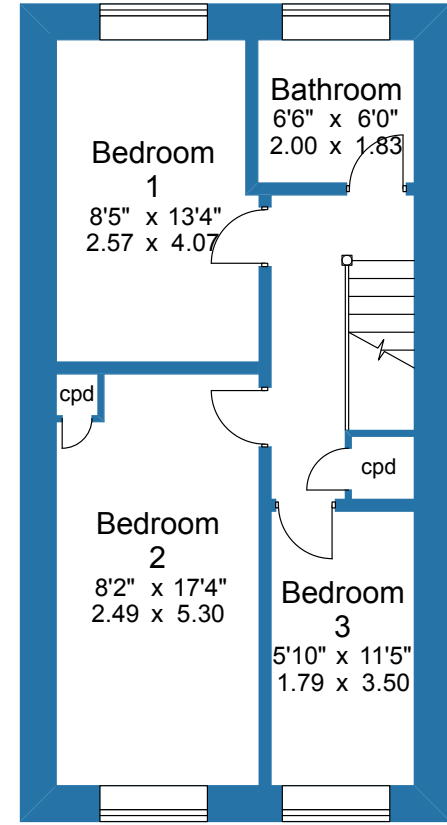
OFFERS

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.



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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

