



8 Solway View, Dalbeattie, DG5 4PN

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“Two bedroom semi-detached bungalow with garage on corner plot within a desirable residential area”

Accommodation

- + Hall
- + Lounge
- + Kitchen
- + Two Double Bedrooms
- + Shower Room

Outside

- + Front, Side and Rear Gardens
- + Driveway
- + Single Detached Garage
- + Wooden Garden Shed

EPC Rating D



LOCATION

8 Solway View is located within a popular residential area on the outskirts of Dalbeattie. Dalbeattie offers primary and secondary schooling, shops, local food stores, health centre 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 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. A bus stop is located across the road.

DESCRIPTION

Two bedroom semi-detached bungalow set in a corner plot boasting front, side and rear gardens with a single detached garage and driveway. The property enjoys well-proportioned light filled rooms with UPVC double glazing and gas central heating throughout with a gas fire in the lounge. There is a modern fitted shower room and both of the bedrooms feature built in wardrobes.

Outside the gardens are largely laid to lawn with a small gravel and patio area. A paved driveway leads to the garage which continues to the front and rear of the property.

ACCOMMODATION

Hall

UPVC obscure glazed external front door into hall; doors to lounge, kitchen, two bedrooms and shower room; coving; Openreach connection point; hatch to attic; Hive thermostat; radiator; fitted carpet.

Lounge

Large window to the front; gas fire with tiled hearth and surround with wooden mantle; television connection point; shelving; downlights; coving; radiator; fitted carpet.

Kitchen

Range of fitted wall and floor units with worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; window to rear; Worcester boiler; Bosch washing machine; Icking fridge; Statesman electric oven with Zanussi extractor hood; integrated shelved cupboard; meters; coving; downlights; radiator; wood effect linoleum; carbon monoxide alarm; UPVC part obscure glazed external door to rear.

Bedroom 1

Double bedroom with window to rear; built in cupboard with shelving and hanging space; coving; radiator; fitted carpet.

Bedroom 2

Double with window to the front; built in cupboard with shelving and hanging space; television connection point; phone point; downlights; coving; radiator; fitted carpet.

Shower Room

Modern fitted suite of W.C, wash hand basin and Mira electric shower with glass sliding doors and waterproof wall panels; obscure window to rear; wall mounted mirror; coving; linoleum flooring; extractor fan; radiator.

OUTSIDE

Garden

Good sized corner plot encompassed mainly by hedging. Paved driveway to single detached garage with up-and-over-door, pedestrian door and window to side. Paved path to both front and rear doors. The front, side and rear gardens are largely laid to lawn with shrubs and small trees. The rear garden contains a small gravel area, small paved area and a wooden garden shed. 3 x outside lights to front, 2 x to rear; outside tap; meter boxes.

VIEWING

By appointment with the Selling Agents on 01556 504038

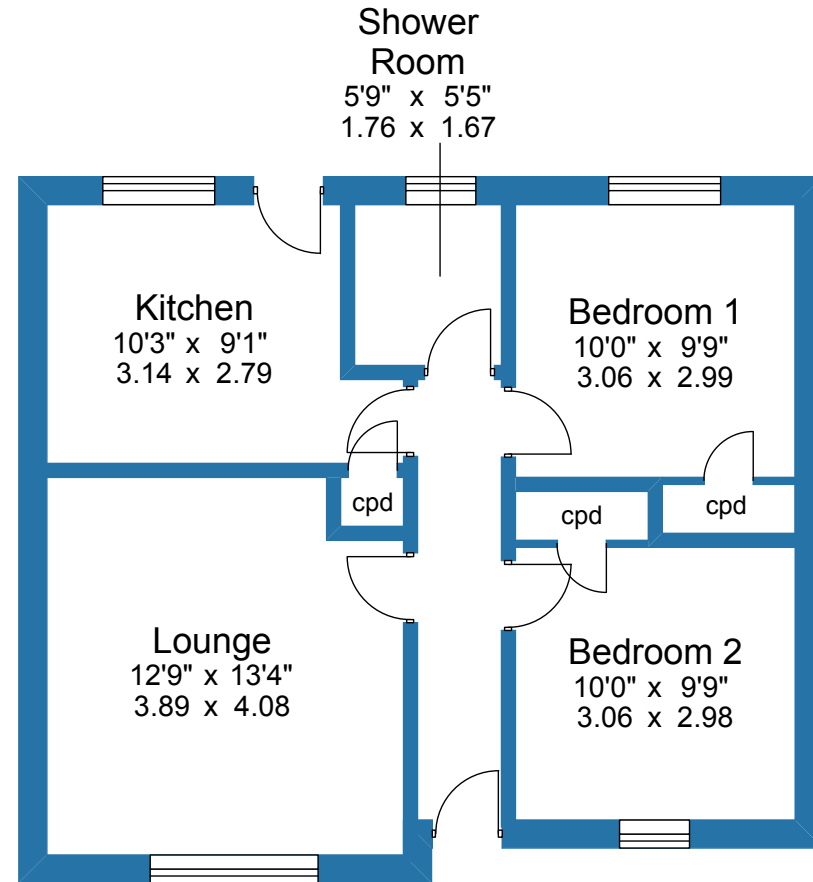
HOME REPORT

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 an offer.





For illustrative purposes only. Not to scale.



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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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