



**2 Torbay Court, Colvend, DG5 4QE**

**GG&B**  
PROPERTIES



# 2 Torbay Court, Colvend, DG5 4QE

“Traditional terraced house in a peaceful courtyard development with lovely countryside views”

## Ground Floor

- + Dining Hall
- + Kitchen
- + 2 Bedrooms
- + W.C.

## First Floor

- + Lounge
- + Inner Hall
- + Bedroom
- + En Suite Shower Room
- + Bathroom

## External

- + Shared Resident's Garden
- + Garage
- + Parking

EPC Rating - E

Council Tax Band - D



## LOCATION

2 Torbay Court is located within a small, traditional courtyard development, comprising 6 properties. The development is located between the villages of Colvend and Rockcliffe on a well maintained access road. The coastal village of Rockcliffe, boasts a lovely beach, which is within walking distance of the property. The nearby village of Colvend has a general store and primary school, while food stores, shops, secondary schooling and health centre can be found in "The Granite Town" of Dalbeattie which is approximately 6 miles distant. The Solway Coast offers a good range of leisure facilities including sailing in the neighbouring village of Kippford and a choice of Golf Courses nearby at Barend, Southernness, Kippford and Dalbeattie. There are also excellent cycling and walking tracks in the nearby Dalbeattie Forest. Much of the nearby land is managed by the National Trust and there are also bird sanctuaries on Rough Island in Rockcliffe and at Mersehead.

## DESCRIPTION

This traditional, terraced house offers spacious accommodation throughout and many of the rooms enjoy lovely views over the surrounding countryside, particularly the lounge. It benefits from full UPVC double glazing and modern electric central heating. There are shared residents' garden grounds to the front and rear and the property has a single garage and parking space for one vehicle. 2 Torbay Court is ideal in size and location for a holiday home or as a main residence for a couple or family.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

Steps to UPVC double glazed door into dining hall.

### Dining Hall 3.82m x 3.28m (at widest)

Window (above staircase) to side with roman blind. Central heating radiator. Telephone point. Smoke alarm. Exposed beams. Coat hooks. Doors to kitchen, W.C. and 2 bedrooms. Stairs to first floor.

### Kitchen 2.95m x 2.79m (at widest)

Window to side. A range of floor mounted units with wood effect worktops and tiled splashback. Amica electric cooker and Swan washing machine. Space for under counter fridge and freezer. Stainless steel sink and drainer. Pantry cupboard with shelving. Central heating radiator. Heating controls. Heat alarm. Tiled flooring. UPVC double glazed door to rear, giving access to the shared residents' garden.

### Bedroom 1 3.61m x 2.36m

Window to front with venetian blind. Central heating radiator.

### Bedroom 2 4.29m x 2.8m (at widest)

Window to rear with venetian blind. Central heating radiator. 2 built in double wardrobes with hanging rails and shelving.

### W.C. 2.46m x 0.97m

Obscure glass window to side. White suite of W.C. and wash hand basin. Tiled splashback at wash hand basin. Central heating radiator. Small under stair cupboard housing electric meter and fuse box. Towel ring. Shelf. Tiled flooring.

### Lounge 5.28m x 4.1m (at widest)

Bright, spacious room, commanding lovely views over the surrounding countryside. Large picture window to side and window to rear. Fireplace with tiled hearth and decorative stone surround and mantelpiece. 2 central heating radiators. Smoke alarm. Thermostat. 2 television points. Wall light.

### Inner Hall

Roof hatch. Large cupboard housing Heatrae Sadia electric boiler and water tank with shelving and heating/water immersion controls. Doors to bedroom 3 and bathroom.

### Bedroom 3 3.92m x 3.13m (excluding doorway)

Window to front with roller blind. 2 built in double wardrobes with hanging rails and shelving and further cupboards above. Central heating radiator. Television point. Door to en suite shower room.

### En Suite Shower Room 1.72m x 0.84m

Shower cubicle with Mira electric shower and glass folding shower screen. Tiling to full height at shower cubicle. Heated towel rack. Extractor fan. Shelf. Coat hook. Tiled flooring.

### Bathroom 2.12m x 1.94m (at widest)

Obscure glass window to rear with roller blind. White suite of W.C., wash hand basin and bath with glass shower screen and Triton electric shower. Tiling to full height at bath and tiled splashback at wash hand basin. Central heating radiator. Towel rail and towel ring. Shaving light. Extractor fan. Shelf. Tiled flooring.

## EXTERNAL

To the front of the property there is an shared residents' courtyard which is laid to lawn and gravel. Steps give access to the front door. Outdoor light.

To the rear of the property, a door from the kitchen gives access to the shared residents' garden which is laid to lawn. Rotating clothes dryer. A gravel path and steps lead from the access road to the rear door. Outdoor light. A gravelled driveway gives access to garages for 1, 2 and 3 Torbay Court, with parking for one car in front of each garage.





## Garage

Brick built single garage with concrete base and up and over door, located within a block of 3 garages.

## Please Note

White goods and blinds are included in the sale.

## VIEWING

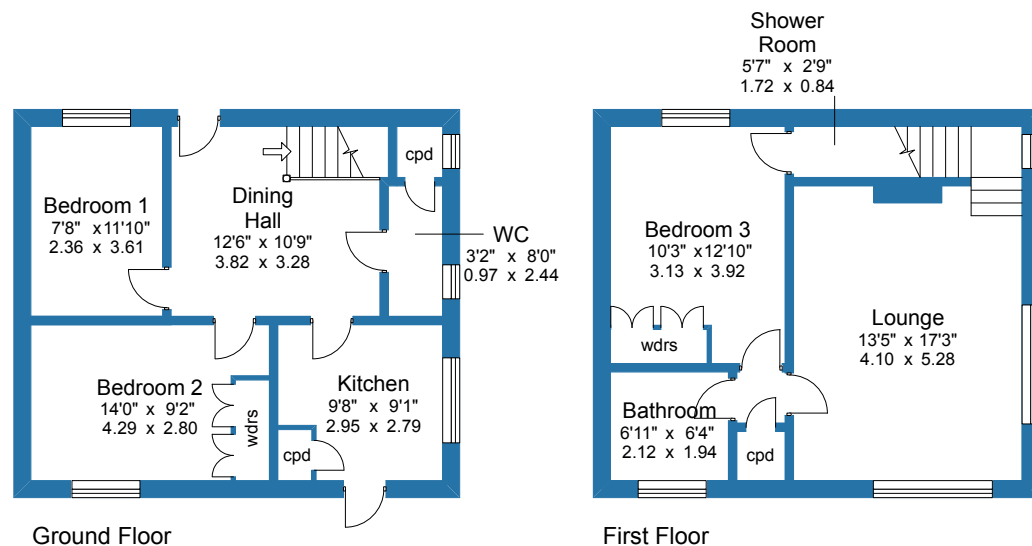
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

## HOME REPORT

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

## 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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01556 503744

33 High Street  
Dalbeattie  
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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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