



**Dorneth, 321 High Street, Dalbeattie, DG5 4DX**



# Dorneth, 321 High Street, Dalbeattie, DG5 4DX

“Well presented, detached family home with generous garden grounds and views across Dalbeattie and the hills beyond”

## Ground Floor

- + Hall
- + Lounge/Dining Room
- + Sitting Room
- + Conservatory
- + Kitchen
- + Bedroom
- + Shower Room

## First Floor

- + 2 Bedrooms
- + Bathroom

## External

- + Garden
- + Double Garage
- + Driveway
- + Potting Shed
- + Boiler Room

EPC Rating E  
Council Tax Band F



**LOCATION**

Dorneth is located on a small private road set back from the High Street. From its elevated position it enjoys views across Dalbeattie, to Kirkennan and Buittle hills beyond. 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 and Sandyhills just a few more minutes away.

**DESCRIPTION**

Detached, three bedroom house offering spacious, well presented accommodation and multiple reception rooms. The property benefits from generous storage space, oil fired central heating and UPVC double glazing (except where specified), with several of the windows having been newly installed in 2025. Externally, there are extensive, beautifully maintained garden grounds to the front and rear as well as a double garage and generous off street parking. The rear garden backs onto deciduous woodland and is abundant with wildlife, including red squirrels and a variety of bird species. A path provides direct access to the woodland and then onwards into Dalbeattie forest. Dorneth would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

**ACCOMMODATION**

Solidor composite double glazed obscure door with matching side panels into hall.

**Hall**

Central heating radiator. Stairs to first floor. Under stair cupboard housing electric meter, fuse box and alarm system (not connected) with coat hooks and light. Further cupboard with shelving, light and hanging rail. Smoke alarm. Wall light. Open brick framed archway to sitting room. Glazed doors to lounge/dining room and kitchen and further doors to bedroom 3 and shower room.



**Lounge/Dining Room**

**7.71m x 5.17m (at widest)**

Large picture window to front with vertical blind and views across Dalbeattie to the hills beyond. 2 further windows to sides and window to rear. Large wood burner with polished stone base. 3 central heating radiators. Television point. Smoke alarm, carbon monoxide alarm and control unit. Glazed double doors to kitchen.

**Sitting Room**

**4.21m x 2.95m**

UPVC double glazed sliding patio doors to front with venetian blind. Central heating radiator. Telephone point.

**Kitchen**

**3.48m x 3.38m (at widest)**

Wooden double glazed window to rear, into conservatory, with roller blind. A range of modern fitted floor and wall mounted units and kitchen island with grey stone effect worktops and splashback. 1 ½ sink and drainer. Integrated electric oven, electric hob, extractor fan, under counter fridge and under counter freezer. Central heating radiator. Heat alarm. Wooden double glazed door to conservatory. Further glazed doors to hall and to lounge.

**Conservatory**

**4.06m x 3.31m (at widest)**

A range of wooden double glazed windows to rear and to sides. Power points. Ceiling fan. Built in bench with cupboards below. Wooden double glazed door to side, giving access to the rear garden.

**Bedroom 3**

**2.97m x 2.96m**

Currently utilised as an office. Window to rear with venetian blind. Central heating radiator. Built in double wardrobe with shelving and hanging rail and further shelved cupboard.

**Shower Room**

**2.17m x 1.98m**

Obscure glass window to rear with roller blind. White suite of W.C, wash hand basin with built in cabinet below and shower cubicle with Triton electric shower. Tiling to full height. Mirrored vanity cabinet with light. Heated chrome towel rack.



**Landing**

Velux window to rear. Smoke alarm. Large walk in cupboard with coat hooks and light, with a further door giving access to the attic space. 2 further access points to the attic. Double cupboard with shelving and hanging rail. Wall light. Doors to bedrooms 1 & 2 and bathroom.

**Bedroom 1**

**4.2m x 3.33m**

2 windows to side with venetian blinds. Central heating radiator. Small hatch to roof space.

**Bedroom 2**

**3.36m x 2.62m (at widest)**

Window to side with lovely views across Dalbeattie and the hills beyond. Central heating radiator.

**Bathroom**

**2.54m x 2.35m (at widest)**

Velux window to rear. White suite of W.C, wash hand basin with built in cabinet below and bath. Tiling to full height. Mirror, shaving light and power point above wash hand basin. Central heating radiator.

**EXTERNAL**

The generously sized, sunny aspect front garden is laid mainly to lawn. The garden has been beautifully maintained and features a variety of trees, bushes and flowering plants, including azaleas, acers, heathers, dwarf conifers and a stunning copper beech tree. There is a large patio area immediately in front of the property which provides an ideal spot for taking in the lovely views over Dalbeattie and Kirkennan and Buittle hills beyond the town. 2 outdoor lights. A tarmac driveway leads up to the side of the house to the garage, with parking/turning space for several vehicles.

The rear garden is also laid mainly to lawn and is abundant with wildlife, including red squirrels and a variety of bird species. Dalbeattie granite rockery, featuring a range of flowering shrubs and bushes. Patio area by property. Wooden shed and wood store. Outdoor light. UPVC double glazed potting shed with shelving and further wooden door giving access to boiler cupboard with Worcester Greenstar Heatslave oil combi boiler, shelving, hooks and power point. Oil tank. Steps lead up to a small wildflower meadow (not part of the property) where a path gives direct access to the deciduous woodland behind the property and then into Dalbeattie forest beyond.







### Double Garage

5.06m x 4.87m

Brick built detached double garage with concrete base and up and over door. Light and power points. A range of built in units with drawers and shelving. Fuse box.

### VIEWING

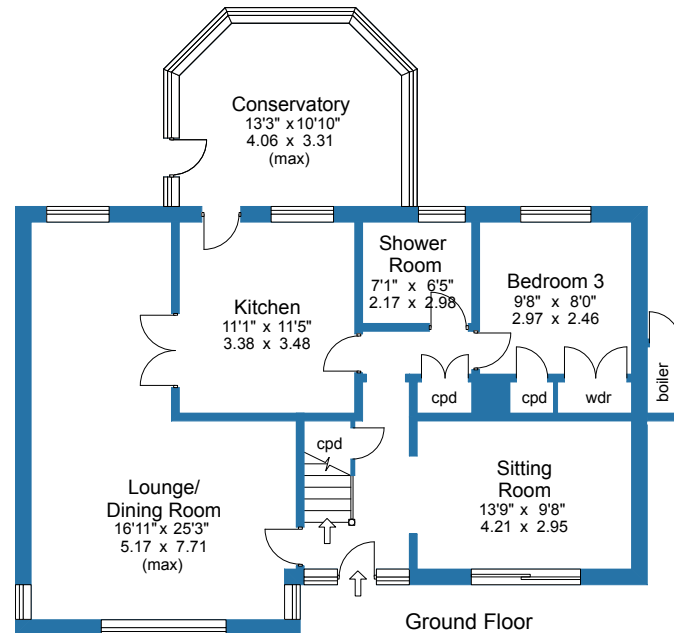
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038. To arrange a viewing outwith office hours, please call 07891 451 340.

### HOME REPORT

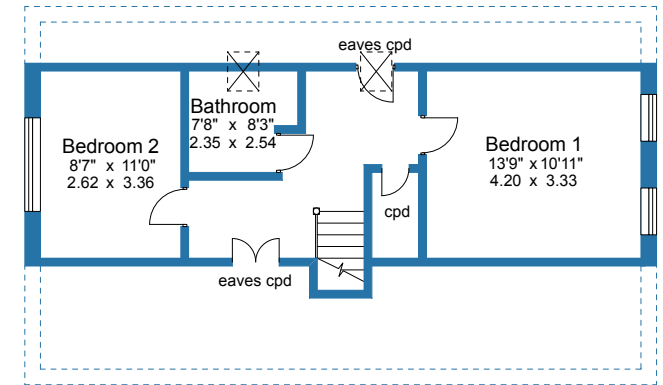
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

### 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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33 High Street  
Dalbeattie  
DG5 4AD  
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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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