



93 Glenshalloch Road, Dalbeattie, DG5 4DQ

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“Spacious semi-detached house with front and rear gardens within a popular residential area close to Dalbeattie town centre”

Ground Floor

- + Hall
- + Open plan lounge, dining, kitchen
- + Office

First Floor

- + Three bedrooms
- + Family bathroom

Outside

- + Front garden
- + Rear garden
- + Garden Shed

EPC Rating D

Council Tax Band B



LOCATION

93 Glenshalloch Road, sits within a popular residential area close to Dalbeattie town centre. Dalbeattie offers primary and secondary schooling, shops, local food stores, health centre and gold course. Walkers and mountain bikers are also well catered for in the region with the town woods just minutes aware 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 miles away.

DESCRIPTION

Spacious semi-detached house with front and rear gardens within the popular residential area of Glenshalloch Road, a short walk from the town centre. The property enjoys well-proportioned light filled rooms with the lounge having sliding patio doors to the front garden. The property is in good decorative order with a modern fitted kitchen and family bathroom with separate shower cubicle. There is double glazing, coving and gas central heating throughout with an electric fire in the lounge.

Outside there are both front and rear easily maintained gardens with a large garden shed. There is off street residents parking to the rear.

ACCOMMODATION

Ground Floor

Hall

UPVC external part obscure glazed door into hallway; doors to lounge, office and under stairs storage cupboard; carpeted stairs to first floor; thermostat; 2 smoke alarms; radiator; fitted carpet.

Lounge

Light filled room with sliding patio doors to the front garden; opening to dining room; coal effect electric fire with wooden mantle; television connection point; 2 wall lights; smoke alarm; radiator; wood flooring.

Dining Room

Window to rear; archway to kitchen; radiator; tile effect flooring that continues to kitchen.

Kitchen

Range of wood effect wall and floor units with complementing worktops and tiled splashbacks; composite 1 ½ sink, drainer and mixer tap; Candy ceramic hob with stainless steel extractor chimney hood; indesit integrated oven; space and plumbing for washing machine; freestanding fridge freezer; Beko dishwasher; window to rear; UPVC external part obscure glazed door to rear garden; smoke alarm.

Office

Room currently used as an office; obscure window to front; Ideal boiler; Electric meters; Openreach connection point; carbon monoxide alarm; radiator; tile effect flooring.

First Floor

First Floor Landing

Spacious carpeted staircase to first floor landing; doors to bedrooms 1, 2 & 3 and family bathroom; hatch to attic; smoke alarm; radiator.

Bedroom 1

Double bedroom with window to front; built in wardrobes with sliding doors; television connection point; radiator; wood effect flooring.

Bedroom 2

Double bedroom with window to rear; integrated cupboard; television connection point; radiator; fitted carpet.

Bedroom 3

Double bedroom with window to the front; radiator; fitted carpet.

Bathroom

Modern suite of W.C., wash hand basin with tiled splashback; corner bath with tiles and wall mounted mirror and mains shower cubicle with glass sliding doors and waterproof wall panels; heated towel rail; obscure window to rear; extractor fan; tile effect linoleum.

OUTSIDE

Front Garden

Paved gated path to front door; the front garden comprises an area laid to lawn, raised rockery area; area laid to bark and a raised monoblock patio area encompassed by a small Fyfestone wall; gas box; outside light.

Rear Garden

The rear garden is laid to paving slabs; gate to pedestrian path; oil tank enclosed by fencing (no longer is use); large garden shed; drying lines; outside tap.

VIEWING

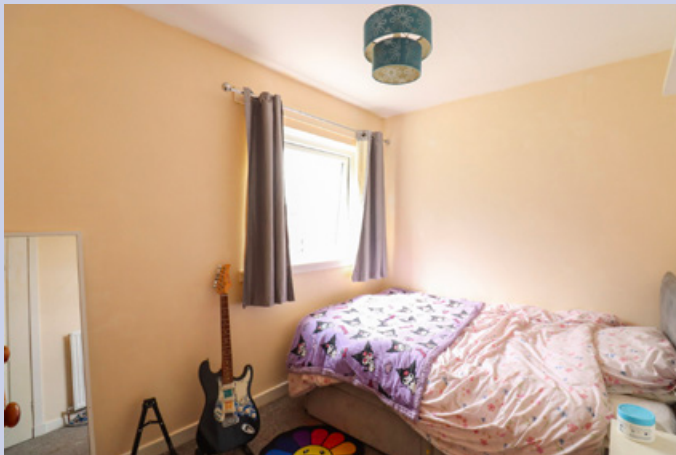
By appointment with the Selling Agents on 01556 611247

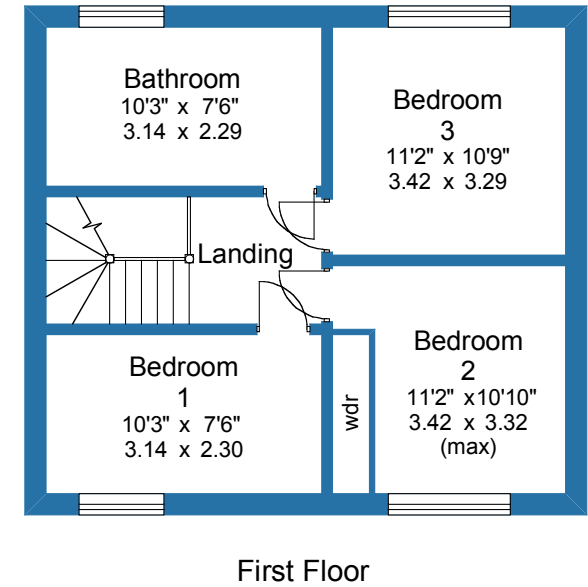
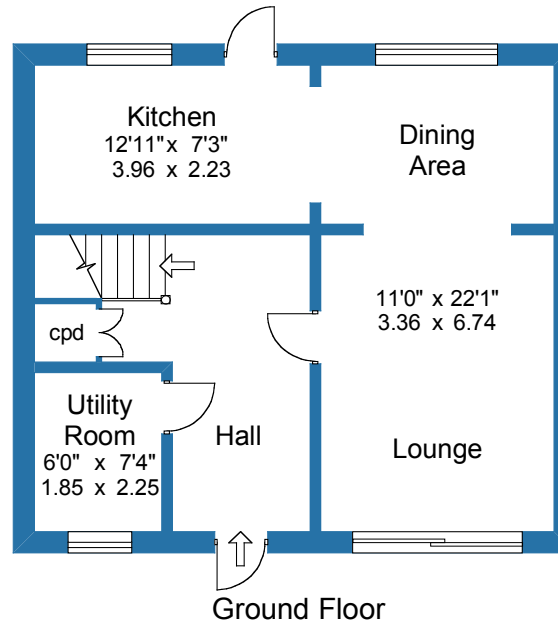
HOME REPORT

A Home Report has been prepare 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 sellers reserve the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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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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