



31 William Street, Dalbeattie, DG5 4EN

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“Spacious 2 bedroom bungalow with off street parking in peaceful residential area of Dalbeattie”

Accommodation

- + Entrance Vestibule
- + Open plan Lounge Dining Room
- + Kitchen
- + Two bedrooms
- + Bathroom

Outside

- + Driveway
- + Front and Rear Gardens

EPC Rating C

Council Tax Band C



LOCATION

Spacious two bedroom semi-detached bungalow with off street parking and both front and rear gardens, located in a popular residential area, a short walk from the 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 to Rockcliffe and Sandyhills just a few more minutes away.

DESCRIPTION

Semi-detached two bedroom bungalow with front and rear gardens and off street parking for 1 car. The property enjoys well-proportioned light filled rooms with the bedrooms both having built in storage. There is a modern fitted kitchen and bathroom and newly fitted carpets in the lounge and inner hall. The property features UPVC double glazing and gas central heating throughout.

ACCOMMODATION

Entrance Vestibule

UPVC external part obscure glazed door with obscure glazed panel to side opens into the vestibule. Doors to lounge and large double cupboard housing meters, fuse box, shelving and hooks; radiator; wood effect laminate.

Lounge Dining Room

Good sized room with archway to dining room; large window to front and window to rear; doors to kitchen and inner hall; fireplace presently blocked off with tile hearth and fyfestone surround and mantle; television connection point; 2 x BT connection points; 2 x radiator; smoke alarm; newly fitted carpet.

Kitchen

Cream wood effect wall and floor units with complementing worktops and tiled splashbacks; window to rear; obscure glazed external door to rear; stainless steel sink and drainer; space for freestanding cooker; space and plumbing for washing machine; space and plumbing for fridge freezer; smoke alarm; radiator; tile effect linoleum.

Inner Hall

Doors to two bedrooms, bathroom and shelved cupboard housing Worcester boiler; hatch to attic; Worcester thermostat; newly fitted carpet.

Bedroom 1

Double bedroom to front with built in wardrobe with shelving and hanging space; window to front; television connection point; radiator; fitted carpet.

Bedroom 2

Bedroom to rear with double integrated wardrobes with shelving and hanging space; window to rear; radiator; fitted carpet.

Bathroom

Modern suite of W.C, wash hand basin and mira electric shower over bath with glass screen; tiles to walls; obscure window to rear; heated towel rail; wall mounted mirrored wall unit; linoleum.

OUTSIDE

Front Garden

Tarmac parking for 1 car. Front garden is laid to law with shrubs; gated path to rear garden.

Rear Garden

Concreate path to rear; outside tap and outside light; steps up to paved area with wooden garden shed. Area laid to lawn with shrubs.

VIEWING

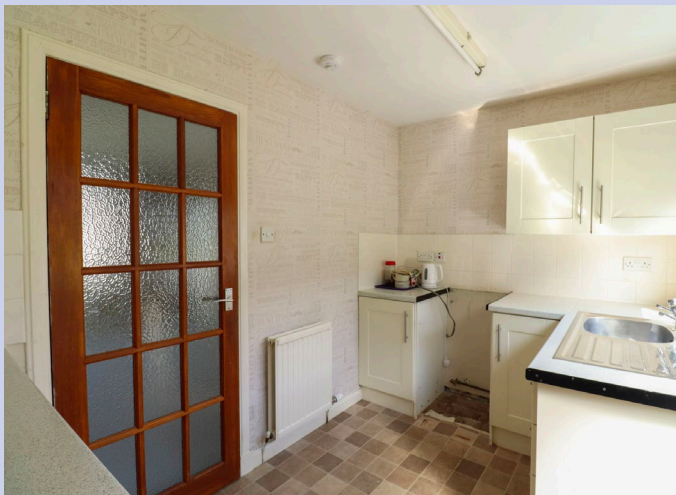
By appointment with the selling agents of 01556 504038

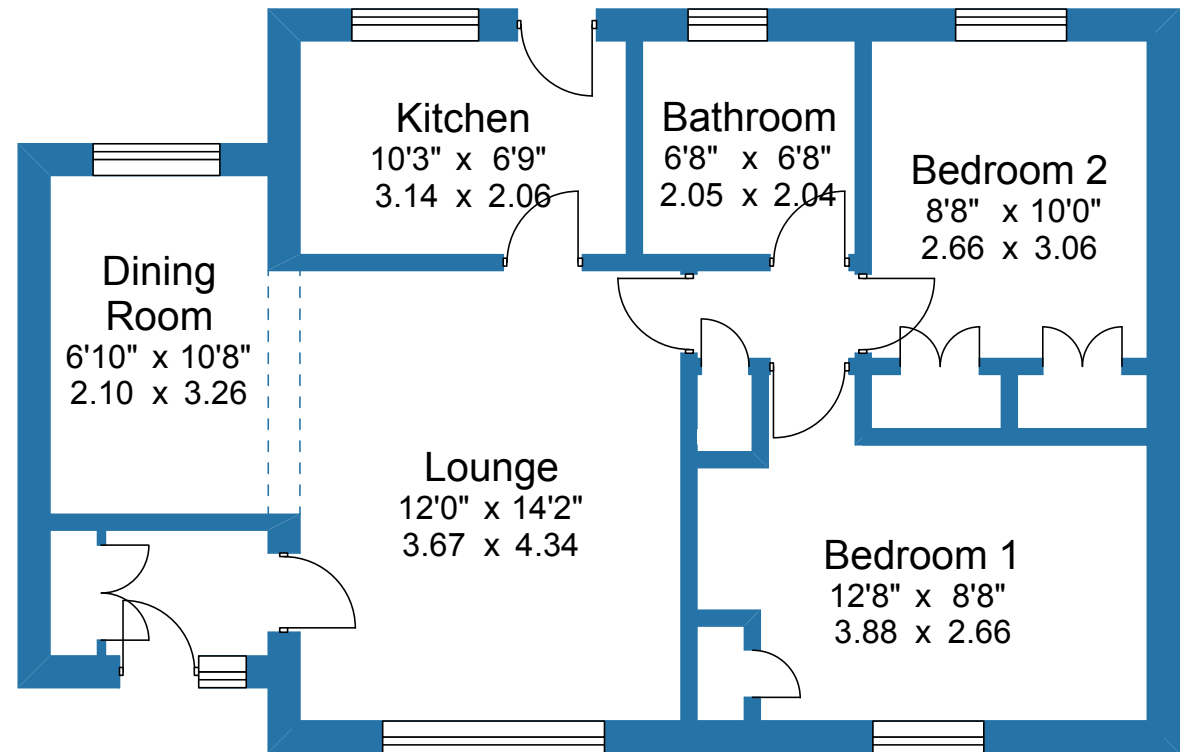
HOME REPORT

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 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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