



3 Glenshalloch Place, Dalbeattie, DG5 4DN

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“Two bedroom, semi-detached bungalow with generous garden grounds, close to Dalbeattie town centre”

Accommodation

- + Hall
- + Lounge/Dining Room
- + Kitchen
- + 2 Double Bedrooms
- + Bathroom

External

- + Garden
- + Off Street Parking

EPC Rating D

Council Tax Band B



LOCATION

3 Glenshalloch Place sits at the end of a lane to the rear of the Rose Garden restaurant and only a short walk away from Dalbeattie 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 of Rockcliffe & Sandyhills just a few more minutes away.

DESCRIPTION

This spacious, two bedroom, semi-detached bungalow benefits from excellent storage space and gas central heating and UPVC double glazing throughout. Externally, there are generously sized, sunny aspect garden grounds to the side and rear. Off street parking is available to the front of the property. 3 Glenshalloch Place would ideally suit a first time buyer, retired buyer or a buy to let investor. The property has recently been utilised as a long term rental.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door to front into hall.

Hall

Central heating radiator. Small wall mounted cupboard housing electric meter and fuse box. 2 smoke alarms and thermostat.

Large shelved cupboard and further cupboard with light, shelf and coat hooks. Hatch to attic. Doors to all rooms.

Lounge/Dining Room 5.85m x 3.66m

Large window to rear and further window to side. 2 central heating radiators. Telephone point. Smoke alarm.

Kitchen 3.18m x 3.08m

Window to rear with roller blind. A range of modern floor and wall mounted units with splashback and grey speckled stone effect worktops. Stainless steel sink and single drainer. Space and plumbing for washing machine. Space for tall fridge freezer, cooker and further appliance. Central heating radiator. Heat alarm. Extractor fan. Large cupboard housing Potterton Heat Max combi boiler with shelving, power point and carbon monoxide alarm.

Bedroom 1 4.82m x 2.89m

Window to front. Central heating radiator. Large cupboard with light, shelving and hanging rail. Television point.

Bedroom 2 3.64m x 2.87m

Window to side with roller blind. Central heating radiator. Built in double wardrobe with sliding doors, shelving and hanging rail.

Bathroom 2.33m x 1.97m

Obscure glass window to front. White suite of W.C, wash hand basin and bath with Triton Enrich shower and curtain rail. Respatex to full height at shower and splashback at wash hand basin. Central heating radiator. Grab rail. Towel ring. Extractor fan. Coat hooks.

EXTERNAL

There is parking space at the front of the property for one vehicle, accessed via a lane from High Street. A paved path leads to the front door. Gas meter. Outdoor light. The path continues around the side of the property to the garden.

Located to the side and rear of the property, the generously sized, sunny aspect garden is laid mainly to lawn with borders of mature bushes, shrubs and small trees. Flower beds. 2 paved areas. Washing lines. Outdoor light and tap. Please note, there is a right of access across the rear garden for the owner of 2 Glenshalloch Place to access their garden.

VIEWING

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

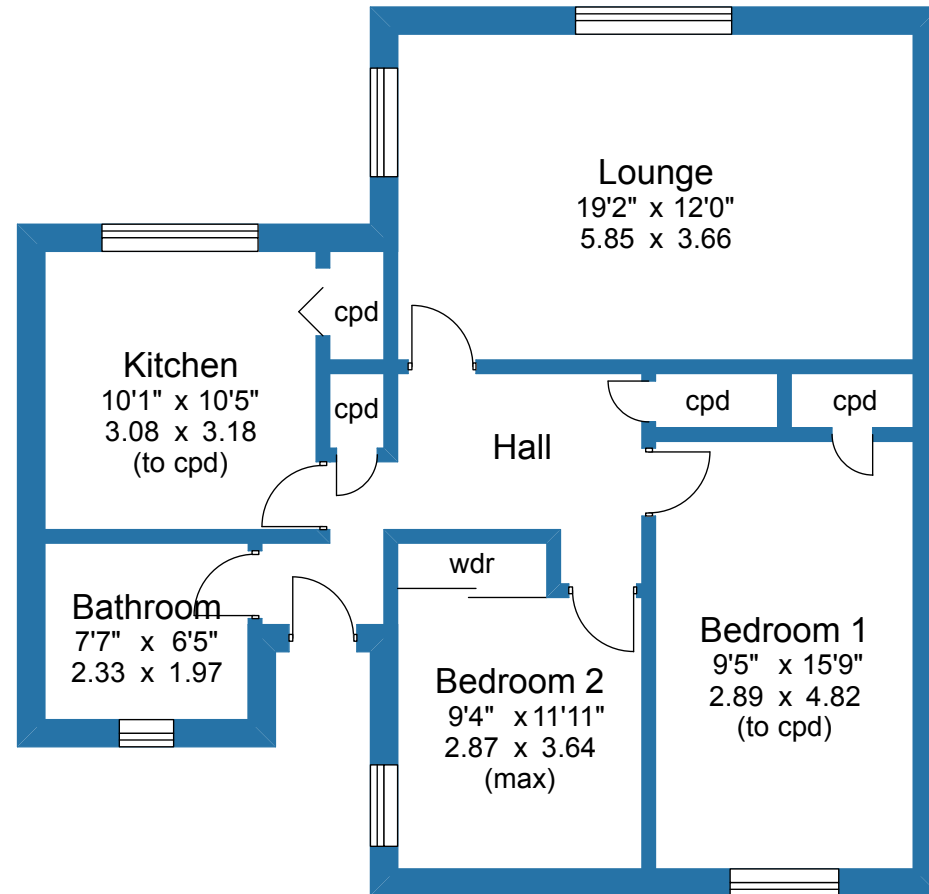
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto 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.





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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