



1 Port Street, Dalbeattie, DG5 4BE

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“Well presented 3 bedroom property located on the edge of Dalbeattie offering spacious accommodation throughout”

Ground Floor

- + Lounge
- + Kitchen Diner
- + Utility Room
- + W.C. Compartment

First Floor

- + Three Double Bedrooms
- + Family Bathroom

Outside

- + Shared Rear Garden

EPC Rating D

Council Tax Band B



LOCATION

1 Port Street is located close to the edge of Dalbeattie, only a short walk away from Dalbeattie Forest and the town centre. Dalbeattie offers Primary and Secondary schooling, shops, local food stores, health centre and a golf course. 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

Well presented corner terrace 3 bedroom property with shared rear garden. The property enjoys well-proportioned light filled rooms with the ground floor enjoying high ceilings. The property is in good decorative order with oak doors and skirting boards throughout. There is UPVC double glazing and gas central heating with an electric fire in the lounge. Outside there is a good sized shared rear garden largely laid to lawn with gravel and patio areas.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Entrance Hall

UPVC part obscure glazed external front door with glazed panel above into entrance hall; wooden glazed doors to lounge and kitchen diner; carpeted stairs to first floor; box with meters and fuse box; hive thermostat.

Lounge

Spacious light filled room thanks to large windows to the front and side; electric fire with cast iron mantle and surround set on polished stone hearth; coving; television connection point; Openreach connection point; 2 radiators; wood flooring.

Kitchen Diner

Dining Area

Large window to front; shelved recess with glass door and shelved cupboard underneath; television connection point; radiator; wood effect linoleum. Open plan to kitchen.

Kitchen

Range of fitted wall and floor units with worktops and partial tiled splashbacks; window to rear; stainless steel sink and drainer; Zanussi ceramic hob with stainless steel extractor hood; integrated oven; space for under counter fridge and freezer; Baxi boiler; tile effect linoleum; UPVC part obscure glazed door to utility room.

Utility Room

Wooden part glazed door with glazed panel above to rear garden; sliding door to W.C. compartment with W.C. and wash hand basin; space and plumbing for washing machine and tumble dryer; tiling to ½ height; coat hooks; window to rear; tile effect linoleum.

First Floor

First Floor Landing

Spacious light filled landing with balustrade lit by Velux window to front; doors to bedrooms 1, 2 & 3, family bathroom and large storage cupboard with coat hooks; radiator; fitted carpet.

Bedroom 1

Double bedroom with window to front; television connection point; part coomb ceiling; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to side; television connection point; part coomb ceiling; radiator; fitted carpet.

Bedroom 3

Double bedroom with window to front; television connection point; part coomb ceiling; radiator; wooden laminate flooring.



Bathroom

Spacious bathroom with suite of bath, mira electric shower cubicle with tiled walls and glass door, W.C. and wash hand basin with tiled splashback; obscure window to rear; hatch to attic; shaving point; mirrored wall unit; extractor fan; radiator; tile effect linoleum.

OUTSIDE

Garden

Shared rear garden; paved patio area from back door; gravel area to side with access to street; area laid to lawn with rotary air dryers; wooden garden shed.

VIEWING

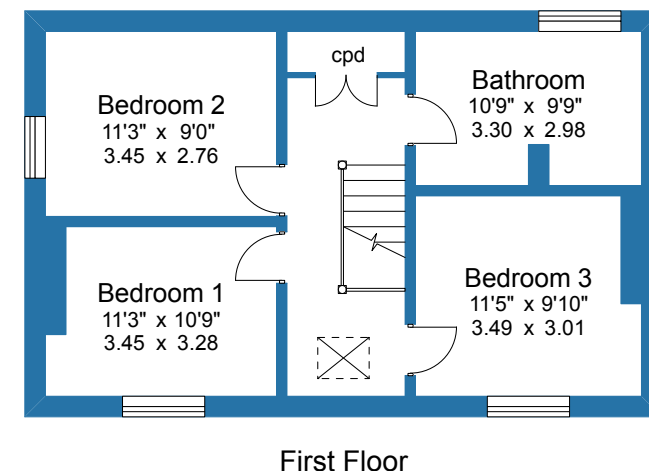
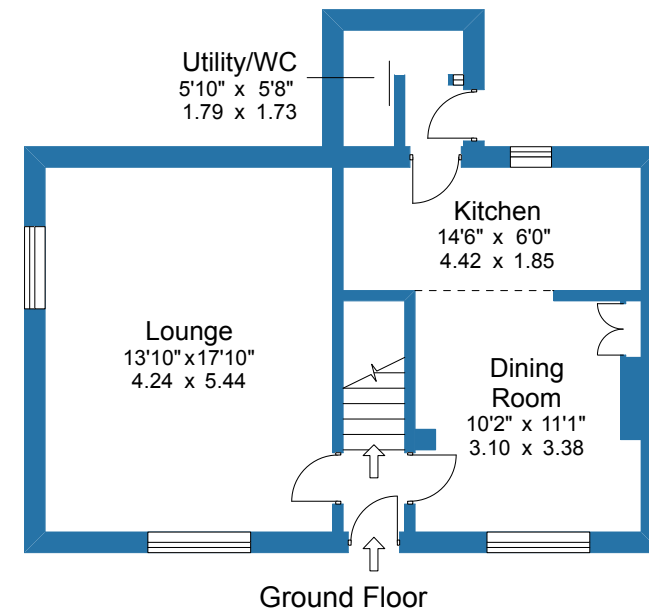
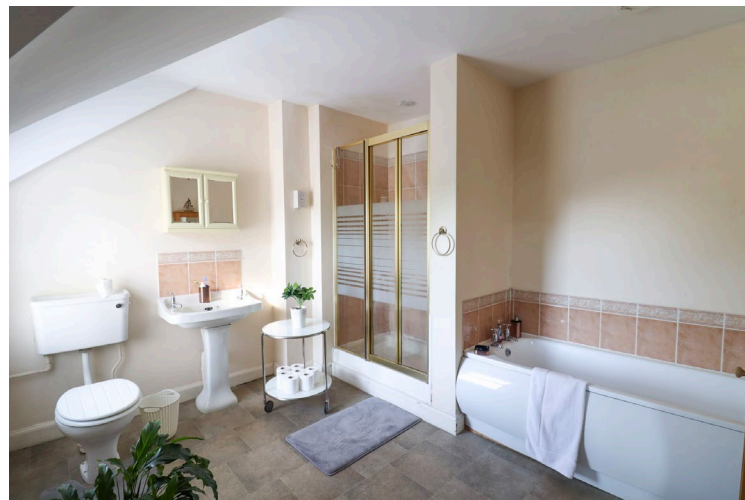
By appointment with the Selling Agents on 01556 504038.

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 sellers 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.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



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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