



**Silver Birch, 75 Maxwell Park, Dalbeattie, DG5 4LQ**





# Silver Birch, 75 Maxwell Park, Dalbeattie, DG5 4LQ

“Spacious, detached bungalow offering well presented accommodation in a prime residential area on the edge of Dalbeattie”

## Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Sun Room
- + Sitting Room
- + Kitchen
- + 3 Bedrooms
- + En Suite Shower Room
- + Bathroom

## External

- + Integral Garage
- + Front and Rear Garden
- + Driveway

EPC Rating C

Council Tax Band E





**LOCATION**

75 Maxwell Park sits in desirable residential area on the edge of Dalbeattie and enjoys a partial view of the surrounding countryside. 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 three bedroom, detached bungalow offers spacious and well-presented accommodation throughout. The property has garden grounds to the front and rear and benefits from multiple reception rooms, UPVC double glazing and gas central heating, with a new boiler having been installed earlier in 2025. A single garage and driveway complete the accommodation on offer. The property would make an ideal family home.

Viewing is recommended to appreciate the accommodation on offer.

**ACCOMMODATION**

UPVC double glazed obscure glass door with matching side panel into entrance vestibule.

**Entrance Vestibule**

Electric heater. Glazed obscure glass door to hall. Door to integral garage.

**Hall**

Central heating radiator. Cupboard with fuse box and shelving. Further cupboard housing new Worcester combi boiler with shelving. Hatch to fully floored and insulated attic with pull down ladder. Smoke alarm. Heating controls. Telephone point. Glazed doors to kitchen and lounge. Doors to bathroom and 3 bedrooms.



**Lounge**

**5.3m x 4.84m (at widest)**

Large window to front with vertical blind. Gas fire with stone hearth. Television point Central heating radiator. Carbon monoxide alarm. Shelving. UPVC double glazed sliding patio doors to side, into sun room.

**Sun Room**

**7.17m x 2.66m**

Bright and generously sized room. UPVC double glazed sliding patio doors to front, giving access to the front garden. 3 windows to side with roman blinds. 2 wall lights. UPVC double glazed door to rear, giving access to the rear garden. Glazed door to side into kitchen.

**Sitting Room**

**4.58m x 3.59m (at widest)**

Currently used as a craft room, this room could also be used as an additional bedroom or office space. Windows to front and to rear, both with vertical blinds. Central heating radiator. Smoke alarm. Gas fire with tiled hearth and stone surround. Television point and telephone point. Shelving.

**Kitchen**

**3.72m x 2.85m**

Window to side, into sun room. A range of wall and floor mounted units, some with glass display panels. Cream worktops and tiled splashback. Stainless steel sink and drainer. Integrated Belling double electric oven, cooker hood and New World gas hob. Zanussi mini dishwasher and under counter fridge freezer. Central heating radiator. Heating controls. Telephone point. Towel rail and hooks. Heat alarm.

**Bedroom 1**

**4.75m x 3.62m (at widest)**

Window to rear. Central heating radiator. Built in triple wardrobe with hanging rails and shelving. Television point.

**Bedroom 2**

**3.49m x 3.44m (excluding doorway)**

Window to rear. Central heating radiator. Television point. Shelving. Door to en suite shower room.



**En Suite Shower Room**

**1.93m x 1.52m**

Obscure glass window to rear. Suite of W.C., wash hand basin and shower cubicle with Mira Excel shower. Tiling to half height and respatex to ¾ height at shower cubicle. Central heating radiator and heated chrome towel rack. Towel rail and towel ring. Shaving light/point. Coat hooks. Shelving. Mirror.

**Bedroom 3**

**3.44m x 2.84m (excluding doorway)**

Window to front with vertical blind. Central heating radiator. Built in double wardrobe with mirrored doors, hanging rail, light and shelving. Television point.

**Bathroom**

**2.9m x 1.7m**

Small window to side. Suite of W.C., wash hand basin and bath with shower and glass shower screen. Tiling to half height and to ¾ height at bath. Central heating radiator and heated chrome towel rack. Extractor fan. Shaving light/point. Mirrored vanity cabinet. Towel rail.

**EXTERNAL**

The garden to the front of the property is laid to lawn with a border of mature shrubs, bushes, hedges and small trees. Paved driveway with space for several vehicles. Small patio with rotating clothes dryer. Gas and electric meters. Outdoor light. A paved path leads around the side of the property to the rear garden.

The rear garden is tiered and laid out with a variety of fruit trees, mature bushes and shrubs. Wooden shed. Steps and a gravelled path to one side, lead up the garden, giving direct access to Maxwell Park. The paved path continues along the rear of the property back around the far side to the front garden. Outdoor light.



### Integral Garage 6.11m x 3.35m (excluding entrance doorway)

Brick built garage with concrete base and electric up and over door. UPVC double glazed window to rear. Power and light. Fuse box. Shelving and hooks. Stainless steel sink. Miele washing machine, Bosch tall fridge freezer and Bosch tumble dryer. Washing pulley. Doors to sitting room and entrance vestibule and UPVC double glazed obscure glass door to rear, giving access to the rear garden.

### Please note

All white goods and blinds are included in the sale.

### VIEWING

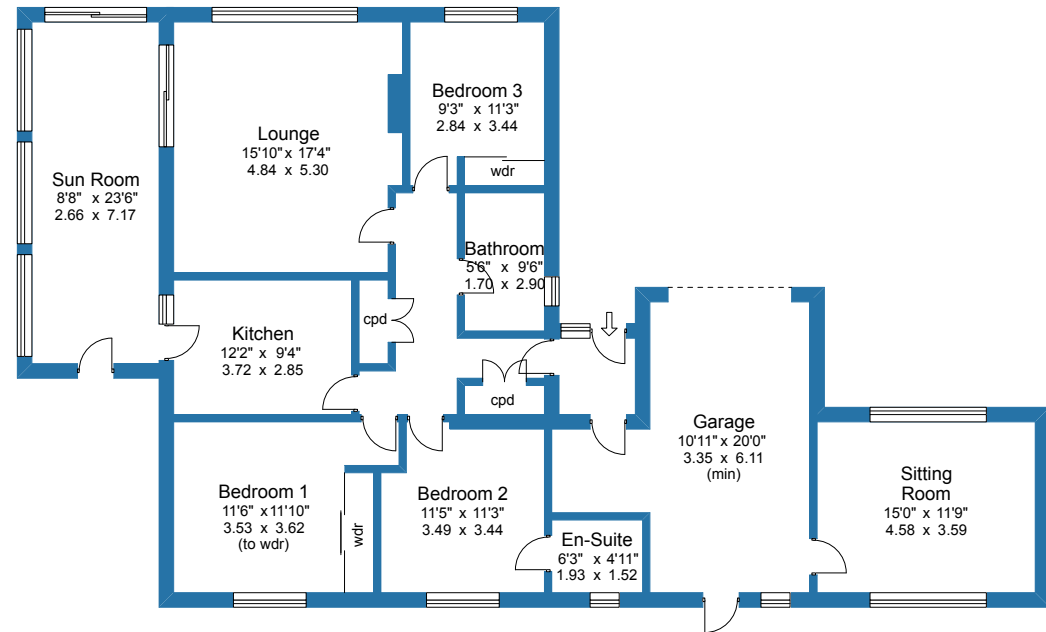
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

### 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](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.



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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

