



4 Southwick Road, Dalbeattie, DG5 4BS

4 Southwick Road, Dalbeattie, DG5 4BS

“Beautifully presented, traditional granite, three bedroom property in the centre of Dalbeattie.”

Ground Floor

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Kitchen
- + W.C.

First Floor

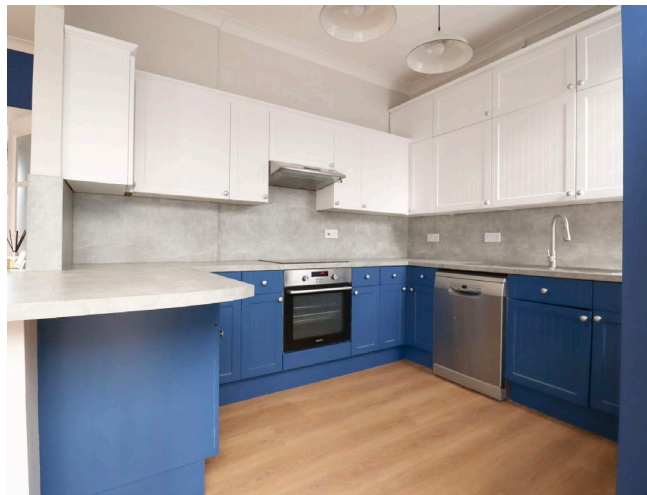
- + 3 Bedrooms
- + Bathroom

External

- Rear Garden
- + Outbuilding

EPC Rating D

Council Tax Band C



LOCATION

4 Southwick Road is centrally located within the popular town of Dalbeattie, just off the high street. Dalbeattie offers primary and secondary schooling, shops, local food stores, health centre, churches 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 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

Traditional, end terraced, granite family home offering three bedrooms and bright, spacious accommodation. The current owners have recently renovated the property, which has been redecorated throughout and benefits from a new bathroom suite, wood burner and new flooring. 4 Southwick Road boasts generous reception space and many pleasing features such as coving, a decorative landing skylight and high ceilings. There is UPVC double glazing (except where specified) and gas central heating throughout. An easily maintained rear garden and outbuilding complete the accommodation of offer. 4 Southwick Road would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Wooden obscure glass single glazed door with panel above into entrance vestibule.

Entrance Vestibule

Coat hooks. Wooden obscure glass door into hall.

Hall

Stairs to first floor. Under stair cupboard. Central heating radiator. Smoke alarm. Shelving. Coat hooks. Obscure glass door to lounge.

Lounge

4.28m x 4.2m

2 windows to front with roller blinds. Wood burner with slate hearth and wooden feature mantelpiece. 2 central heating radiators. Smoke and carbon monoxide alarms. 2 telephone points and television point. Alcove with small cupboard and shelf. Obscure glass double doors with matching side panels into dining kitchen.

Dining Kitchen

7.62m x 6.29m (at widest)

Bright, generously proportioned room which has been previously extended. 2 windows to rear and 3 windows to side. A range of modern wall and floor mounted kitchen units with grey stone effect worktops and splashback. Gas meter housed in one of the floor mounted units, electric meter in one of the wall mounted units. Stainless steel sink and single drainer. Integrated Samsung electric hob, oven and cooker hood. Bosch dishwasher. Large Samsung American style fridge freezer. Space for further appliances. Smoke and heat alarms. Cupboard housing Worcester combi boiler. Decorative double glazed panel to rear by kitchen units. 3 central heating radiators. Television point. Door to W.C. and UPVC double glazed french doors to side, giving access to the rear garden.

W.C

2.08m x 1.2m

Modern white suite of W.C. and wash hand basin. Tiling to half height at wash hand basin. Extractor fan. Shelf. Mirror.

Landing

Decorative obscure glass skylight into attic space. Doors to all bedrooms and bathroom. Smoke alarm.

Bedroom 1

4.05m x 3.52m

Window to front with deep sill and 2 small cupboards below. Central heating radiator. Large freestanding wooden wardrobe.

Bedroom 2

3.76m x 2.93m (at widest)

Window to rear. A range of built in wardrobes and cupboards with shelving and hanging rails. Central heating radiator. Hatch to attic.

Bedroom 3

2.81m x 2.56m

Wooden double glazed velux window to front. Central heating radiator. Shelving. Television point.

Bathroom

2.52m x 2.47m

Obscure glass window to rear with roller blind. New suite of W.C. and wash hand basin, both with built in cabinets, bath and large shower cubicle with rainfall shower. Respatex to full height. Tall central heating radiator with towel rails. Extractor fan. Mirror.

EXTERNAL

Rear Garden

The rear garden is laid mainly to paving with an area of stone chips. Plant pots. 2 outdoor lights. Outdoor power point. Washing line. Store and wood store. A path to the side of the property leads to a gate to access Southwick Road. There is also a pedestrian right of access for the neighbouring property, 6 Southwick Road.

Outbuilding

Brick built outbuilding with concrete base. Wooden entrance door and UPVC double glazed window. Power and light. Plumbing for washing machine. Built in floor and wall mounted unit. Tap. Shelving. Central heating radiator.

Please Note

All white goods, the freestanding wardrobe and blinds are included in the sale.

VIEWING

By contacting the selling agents on 01556 504 038.

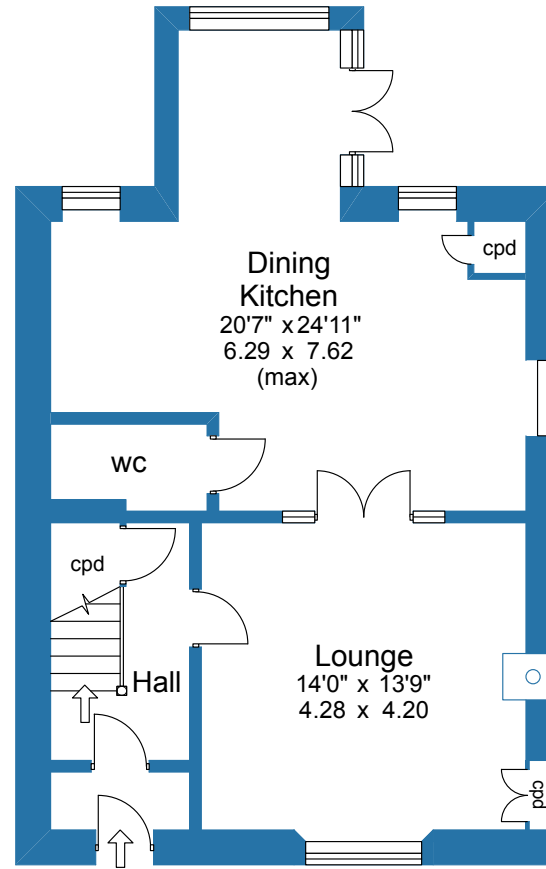
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

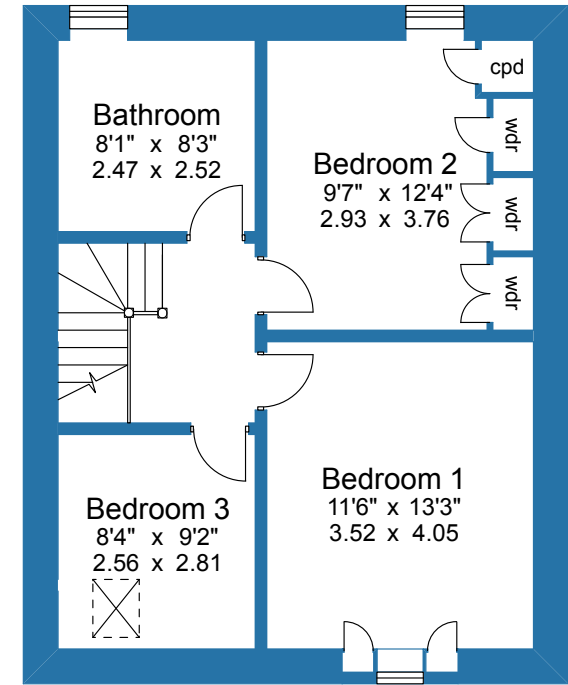
OFFERS

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.





Ground Floor



First Floor

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

