



18 Haugh Road, Dalbeattie, DG5 4AR



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“Generously sized, detached bungalow with level garden grounds in a desirable location.”

Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Kitchen
- + Sun Room
- + 2 Double Bedrooms
- + En Suite Shower Room
- + Bathroom

External

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

EPC Rating C

Council Tax Band E



Location

18 Haugh Road sits in a desirable residential area on the edge of Dalbeattie and is within easy walking distance of 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 of Rockcliffe & Sandyhills just a few more minutes away.

Description

Two bedroom, detached bungalow offering spacious, well presented accommodation. The property benefits from an additional reception room, master en suite shower room and dressing room area, gas central heating and full double glazing (UPVC, except where specified). Externally, there are enclosed, sunny aspect garden grounds to the front and rear, as well as a driveway and integral garage.

Viewing is highly recommended to appreciate the accommodation on offer.

Accommodation

Double wooden doors with obscure glass panel above into entrance vestibule.

Entrance Vestibule

Grab rail. Wooden double glazed obscure glass door with matching side panel into hall.

Hall

Central heating radiator. Smoke alarm. Telephone point. Cupboard housing electric meter and fuse box, with shelf and coat hooks. Further cupboard housing water tank with shelving and heating controls. Hatch to attic with pull down ladder. Doors to lounge, dining kitchen, both bedrooms and bathroom.

Lounge 5.49m x 3.22m

Large picture window to front with vertical blind. Central heating radiator. Television point. Built in wooden shelving units. Smoke alarm. Wooden shelving.

Dining Kitchen 5.22m x 3.36m (at widest)

2 windows to rear with vertical blinds. A range of modern fitted floor and wall units with speckled stone effect worktops and splashback. 1 ½ stainless steel sink and single drainer. Integrated Lamona electric hob, cooker hood and oven. Glass splashback at hob. Space for tall fridge freezer and a further under counter appliance. Shelved pantry cupboard. Central heating radiator. Water heating controls. Smoke/heat alarm.

Sun Room 3.14m x 3.1m

Accessed via the integral garage. Wooden double glazed window to rear and a further 2 to side, all with vertical blinds. Wooden single glazed window with vertical blind into garage. Central heating radiator. Wooden double glazed door with matching side panel and vertical blind to side, giving access to the rear garden.

Bedroom 1 6.38m x 2.8m (at widest)

Generously sized master bedroom with dressing room area. Window to rear with vertical blind. Built in double wardrobe with sliding doors, shelf and hanging rail. 2 central heating radiators. Television point. Curtain rail, separating bedroom area from dressing room area. Door to en suite shower room.

En Suite Shower Room 2.68m x 1.95m (at widest)

Obscure glass window to rear. Suite of W.C, wash hand basin and bidet with built in surround and cabinets and large shower cubicle with Mira Excel electric shower, shower seat, grab rail and glass sliding doors. Tiling to full height. Shelved cupboard. Central heating radiator. Dimplex wall mounted electric heater. Extractor fan. 2 towel rings and towel rail. Shelf.

Bedroom 2 2.79m x 2.56m

Window to front with vertical blind. Built in double wardrobe with sliding doors, shelf and hanging rail. Central heating radiator. Telephone point.

Bathroom 2.4m x 1.95m (at widest)

Suite of W.C, wash hand basin and bath with Mira Jump electric shower and curtain rail. Tiling to full height. Mirrored vanity cabinet. Extractor fan. Central heating radiator. Towel ring. Shelf. Large mirror. Coat hook.

EXTERNAL

The front garden is laid mainly to lawn and is bordered by a range of mature shrubs and bushes. Flower bed. Paved driveway with double wrought iron access gates. Paved path to front door. Outside light.

The enclosed, sunny aspect rear garden is laid mainly to lawn with areas of gravel and patio. Borders of mature shrubs, bushes and small trees. Wooden fencing. Wooden shed. Rotating clothes dryer. 2 outdoor lights and tap. Gravelled area to one side of the property where a wooden gate gives access to the front garden. Gas meter. To the other side, a paved path leads to another wooden gate, also leading to the front garden.

Integral Garage 5.75m x 3.14m

Brick built single garage with concrete base and electric door. Wooden single glazed window to rear, into sun room. Power points and light. Worcester gas boiler. A range of wall and floor mounted units. Stainless steel sink and drainer. Shelving and hooks. Plumbing for washing machine and space for additional appliances. Grab rail. Door to dining kitchen and glazed obscure glass door to sun room.

VIEWING

To view this property please contact the Selling Agents on 01556 504 038.

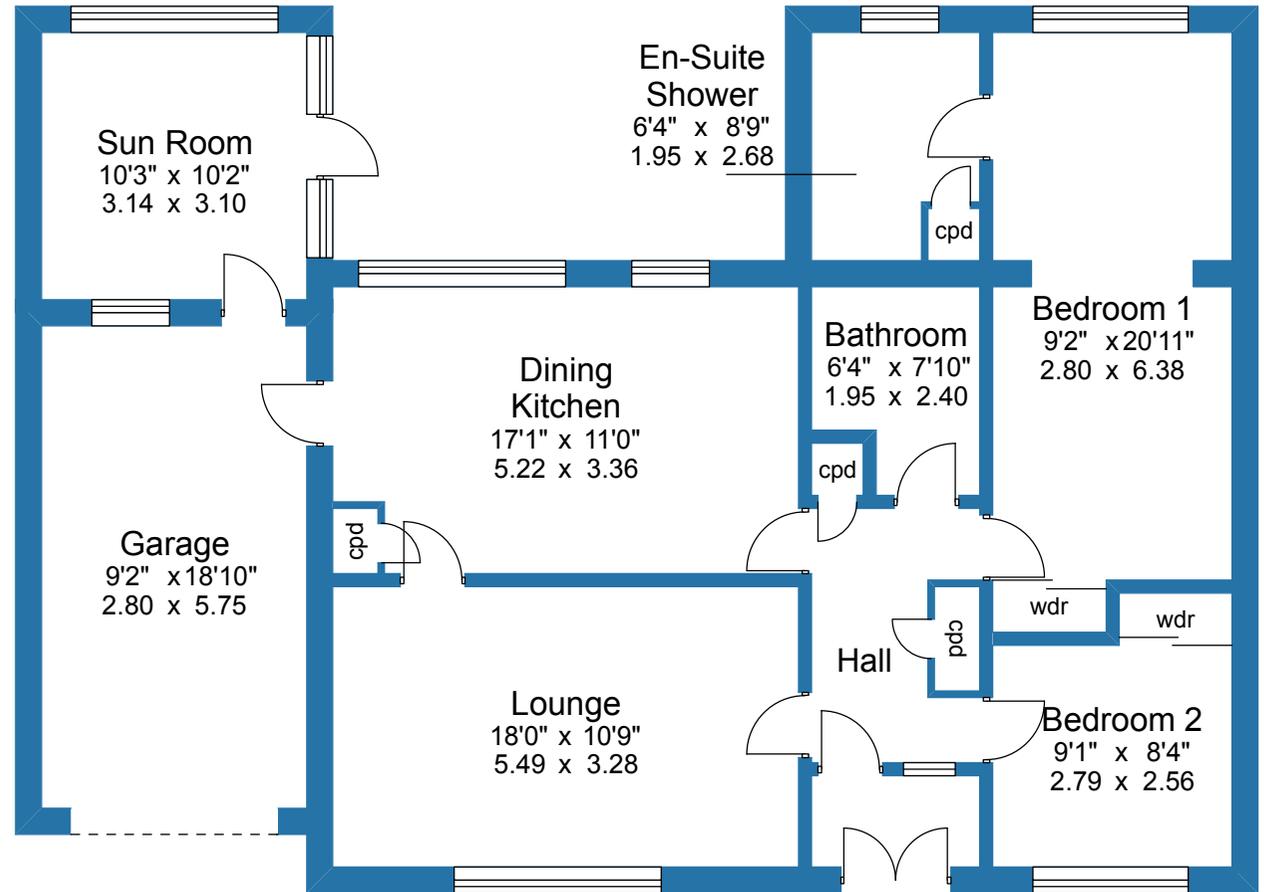
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org or by contacting the Selling Agents on 01556 504 038.

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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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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