



121D High Street, Dalbeattie, DG5 4BT

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“One bedroom, first floor flat within easy walking distance of the Town Centre offering a renovation opportunity.”

Accommodation

+ Hall
+ Lounge
+ Kitchen
+ Double Bedroom
+ Bathroom

External

+ Shared Garden/Drying
Green

EPC Rating E

Council Tax Band A

LOCATION

121D High Street is located on the first floor within a block of 4 flats and is very close to 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 also 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, and the sandy beaches of Rockcliffe & Sandyhills just a few more minutes away.



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Castle Douglas
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Dalbeattie
DG5 4AD
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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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DESCRIPTION

First floor, one bedroom flat offering spacious accommodation throughout. The property benefits from full UPVC double glazing and electric heating but is in need of renovation. There are shared garden grounds to the rear and on street parking is available. Once works have been completed 121D High Street would make an ideal home for a first time buyer or retired buyer, or would present an ideal buy to let investment opportunity.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Communal entrance door building, which houses 4 flats. Hall with mailboxes for each flat and stairs and corridor up to 121D High Street. UPVC front door to hall.

Hall

Entry phone. Coat hooks. Cupboard with shelf and further cupboard housing water tank with shelving. Smoke alarm. Komfort electric heater. Hatch to attic. Doors to all rooms, including glazed door to lounge.

Lounge 4.55m x 3.48m (at widest)

Large window to front with vertical blind. Dimplex electric fire with wooden base. Komfort electric heater. Telephone point and television point. Small cupboard housing electric meter and fuse box. Shelving.

Kitchen 2.82m x 2.42m

Window to rear. A range of wall and floor mounted units with cream speckled stone effect worktops. Stainless steel sink and drainer. Space and plumbing for washing machine, space for electric cooker, space for under counter fridge. Extractor fan. Komfort electric heater.

Bedroom 3.64m x 3.07m

Window to rear. Dimplex electric heater.

Bathroom 2.06m x 1.78m

Obscure glass window to side. White W.C., wash hand basin and bath. Tiled splashback at bath. Dimplex wall mounted heater. Extractor fan. Heated chrome towel rack. Shelving. Towel ring and rail.

External

Steps from the street lead up to the communal entrance door. Small area laid to lawn. Paved pathways at either side of the building lead to the shared garden/drying green.

The shared garden is to the rear of the building and is laid mainly to lawn with borders of mature bushes. Washing lines. Gravelled area by building.

Viewing

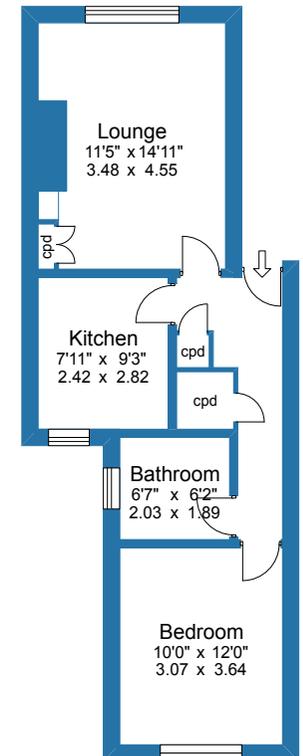
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

Home Report

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey.org on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode DG5 4BT.

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.

