



8 Wallace Road, Dalbeattie, DG5 4ES

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“Two bedroom end of terrace house with front and rear gardens in a residential area close to the edge of Dalbeattie”

Ground Floor

- + Lounge
- + Dining Room
- + Kitchen

First Floor

- + Two Double Bedrooms
- + Bathroom
- + Walk in Store

Outside

- + Front Garden
- + Rear Garden

EPC Rating D

Council Tax Band B



LOCATION

Wallace Road is located close to the edge of Dalbeattie town and is convenient for the School, Health Centre and Dalbeattie Woods as well as being within easy walking distance of the town centre. Dalbeattie offers Primary and Secondary schooling, shops, local food stores, health centre and a golf course. Walkers and mountain bikers are well catered for in the region with the town woods just a few 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

End of terrace 2 bedroom house with front and rear gardens. The property enjoys well-proportioned rooms with views to the rear of the nearby park. The property is in need of modernisation and features UPVC double glazing and gas central heating throughout with an electric coal effect fire in the lounge. Upstairs there are 2 double bedrooms, both with built in storage, served by a family bathroom. A large walk in store completes the first floor accommodation. Outside, there are easily maintained garden grounds to the front and rear.

ACCOMMODATION

Entrance Vestibule

UPVC obscure glazed external front door into vestibule.

Vestibule

Door to hall; shelf; coat hooks; small cupboard with meters and fuse box; wood effect linoleum.

Hall

Doors to lounge and dining room; stairs to first floor; BT connection point; smoke alarm; radiator; wood effect linoleum.

Lounge

Good sized lounge with large window to front; gas coal effect fire set on polished stone hearth and surround with wooden mantle; television connection point; BT connection point; coving; radiator; wood effect linoleum.

Dining Room

UPVC obscure glazed external door to rear; door to kitchen; Openreach connection point; wood effect linoleum.

Kitchen

Fitted wall and floor units with worktops; stainless steel sink, drainer and mixer tap with tiled splashback; window to rear; space for cooker with tiled splashback; space and plumbing for washing machine; space for under counter fridge; Worcester boiler; linoleum flooring.

First Floor Landing

Doors to bedrooms 1 & 2, bathroom and large store room; shelved recess; hatch to attic; wooden balustrade; radiator; smoke alarm; fitted carpet.

Bedroom 1

Double bedroom with window to front; built in wardrobe with shelving and hanging space; radiator; wood effect linoleum.

Bedroom 2

Double bedrooms with window to rear; 2 x integrated wardrobes with shelving and hanging space; radiator; wood effect linoleum.

Bathroom

Suite of W.C, wash hand basin and Triton electric shower over bath; obscure window to front; radiator; wooden floor.

OUTSIDE

Front

Paved path to front door; garden laid to lawn.

Rear

Gated paved path from communal path to rear door; rear garden is laid to gravel; rotary air dryer; gas box.

VIEWING

By appointment with the Selling Agents on 01556 504038.

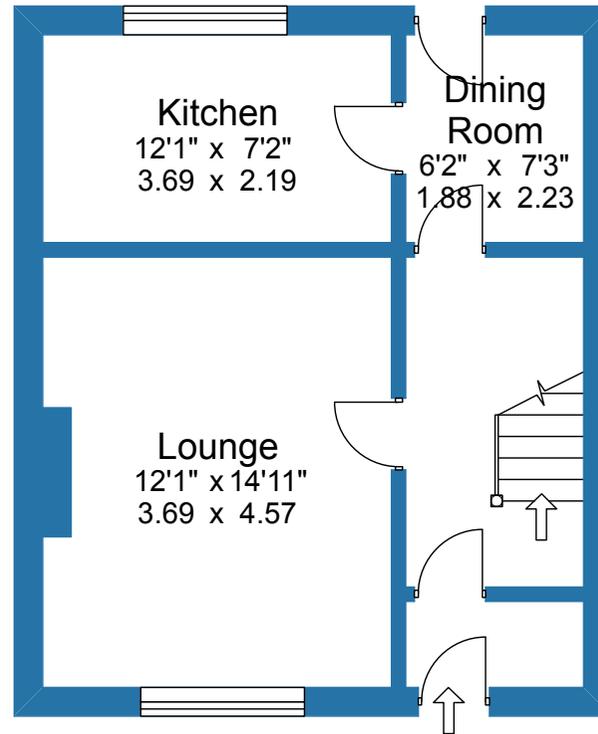
HOME REPORT

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

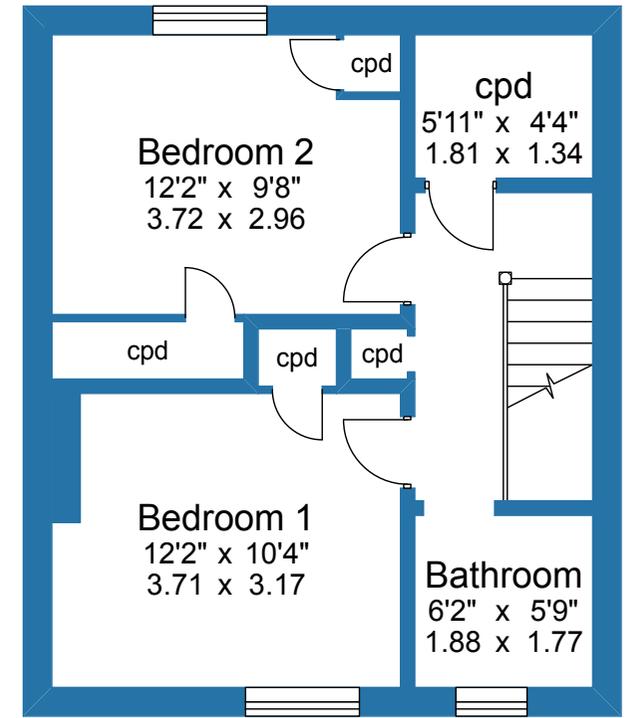


OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The sellers reserve the right to sell without imposing a closing date and will be bound to accept the highest or indeed any offer.



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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Castle Douglas
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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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