



**1 Albert Street, Dalbeattie, DG5 4JP**

# 1 Albert Street, Dalbeattie, DG5 4JP

“Traditional granite 2 bedroom house with spacious accommodation and off street parking a short walk from Dalbeattie town centre”

## Ground Floor

- + Lounge
- + Kitchen
- + Conservatory
- + Bedroom with en-suite w.c. compartment

## First Floor

- + Bedroom
- + Shower Room

## Outside

- + Off Street Parking
- + Gardens to side and rear
- + Greenhouse
- + Decking
- + 2 x Garden Sheds
- + Section of garden across road

EPC Rating D

Council Tax Band C



## LOCATION

The property is located on the peaceful Albert Street, a short walk to Dalbeattie town centre and Colliston Park. Dalbeattie offers Primary and Secondary schooling, shops, local food stores, golf course and health centre. Walkers and mountain bikers are 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

Traditional granite end of terrace 2 bedroom house with garden grounds to the front, side and rear as well as off street parking. The property enjoys well-proportioned light filled rooms with the first floor bedroom enjoying views over the town to the hills beyond. The property is in need of modernisation however features UPVC double glazing and gas central heating throughout with a modern fitted shower room.

Outside there are garden grounds to the side and rear, which is terraced, as well as a section of ground across the road from the property. Double gates open onto off street parking for 2 cars.

## ACCOMMODATION

### Ground Floor

#### Hall

UPVC part obscure glazed external door with panel above opens into hall. Obscure glazed doors to lounge and bedroom 2; stairs to first floor landing lit by Velux window; under stairs cupboard; small cupboard with meters and fuse box; Sunvic thermostat; smoke alarm; radiator; fitted carpet.

#### Lounge

Spacious lounge with window to rear; gas fire set on polished stone hearth and surround with wooden mantle; shelved recess; obscure glazed doors to conservatory and kitchen; television connection point; ceiling rose; coving; 2 x radiators; smoke alarm; fitted carpet.

#### Kitchen

Wooden wall and floor units with wood effect worktops; windows to side and rear; stainless steel 1 ½ sink, drainer and mixer tap; Beko washing machine; under counter freezer; Worcester boiler; coving; radiator; smoke alarm; tile effect linoleum.

#### Conservatory

UPVC windows to 3 walls with pleasing exposed granite to the 4th; polycarbonate roof; glazed door to garden; radiator; tile effect linoleum.

#### Bedroom 2 with en-suite W.C. Compartment

Double bedroom with window to the front; coving; ceiling rose; glazed recess with cupboard underneath; obscure glazed door to w.c. compartment; radiator; fitted carpet.

#### En-suite W.C. Compartment

Suite of W.C. and wash hand basin; wall mounted mirror; coving; fitted carpet.

### First Floor

#### First Floor Landing

Carpeted staircase to first floor landing lit by Velux window; obscure glazed doors to bedroom 1 and shower room; smoke alarm; fitted carpet.

#### Bedroom 1

Double bedroom with bay window to front enjoying pleasing views over the town and hills beyond; recess with shelf and hanging space; television connection point; 2 x radiators; fitted carpet.

#### Shower Room

Modern suite of W.C., wash hand basin and mains shower cubicle with glass screen and waterproof wall panels to walls; large obscure window to rear; shelved recess; integrated cupboard; hatch to attic; radiator; fitted carpet.

## OUTSIDE

### Front

Section of gated garden ground located across the road from 1 Albert Street which is laid largely to gravel with shrubs and small tree; wooden shed and paving slabs.

### Rear

Double gates opens onto gravel parking area with a small concrete shed, gas box and 3 x outside lights; paved patio area with path to conservatory door at rear; concrete path continues to second patio area with outside power socket; steps up to decking area at top of garden with views over the town to Colliston Park and beyond; greenhouse; metal garden shed. The rear garden is terraced with areas laid to lawn, shrubs and small trees.

## VIEWING

By appointment with the Selling Agents on 01556 611247.

## HOME REPORT

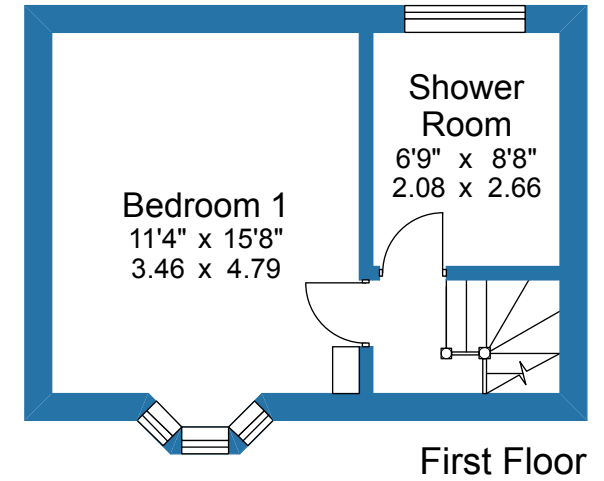
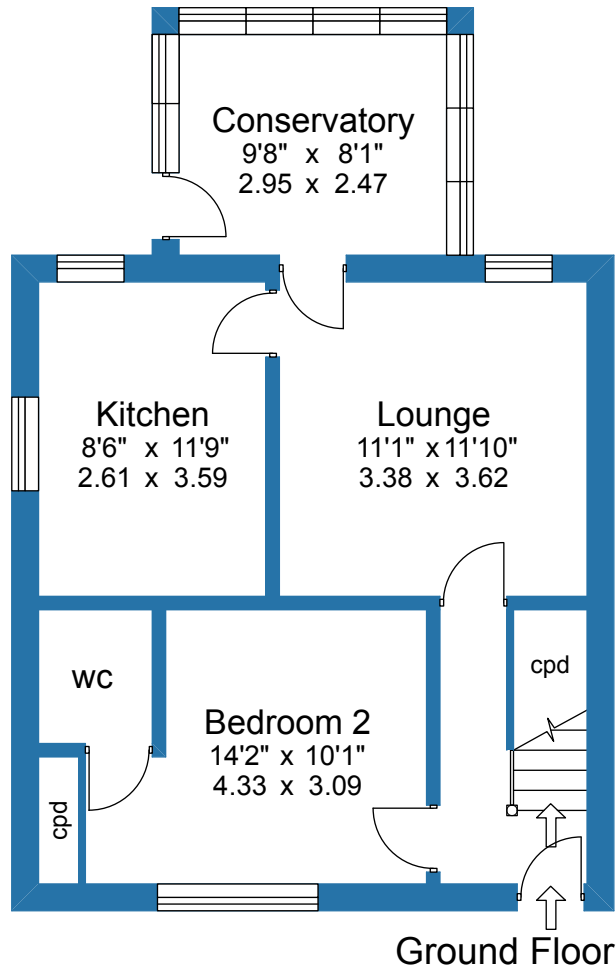
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

## 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 not be bound to accept the highest or indeed any offer.

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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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