



**12 Port Street, Dalbeattie, DG5 4BE**

# 12 Port Street, Dalbeattie, DG5 4BE

“Well presented 3 bedroom detached granite house offering spacious accommodation with sizeable rear garden”

## Ground Floor

- + Hall
- + Lounge
- + Kitchen
- + Dining Room
- + Bathroom
- + Bedroom

## First Floor

- + Two Bedrooms

## Outside

- + Rear Garden
- + Summer House

EPC Rating D

Council Tax Band D



## LOCATION

12 Port Street is located close to the edge of Dalbeattie, only a short walk away from Dalbeattie Forest and the town centre. Dalbeattie offers Primary and Secondary schooling, shops, local food stores, a health centre and golf course. 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 and Sandyhills just a few more minutes away.

## DESCRIPTION

Well-presented, granite built detached home with sizeable rear garden located close to the edge of Dalbeattie. The property boasts well-proportioned light filled rooms offering a flexible layout. There is partial double glazing and gas central heating throughout with an electric wood burner effect stove in the lounge. 12 Port Street features a newly installed modern kitchen and bathroom suite with separate shower cubicle. Outside there is a sizeable rear garden with large wooden summer house.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION.

### Ground Floor

#### Hall

Wooden external front door with obscure glazed panel above and obscure window to side into hall; doors to lounge, kitchen, dining room, bedroom 3, bathroom and under stairs cupboard; stairs to first floor; cupboard housing meters and fuse box; smoke alarm; radiator; parquet flooring.

#### Lounge

Spacious room with UPVC double glazed window to front and glazed window to rear; electric wood burner effect stove set on a polished stone hearth and surround with wooden mantle; television connection point; recess; 2 x radiators; Honeywell thermostat; coving; fitted carpet.

#### Kitchen

Modern newly fitted wall and floor units with wood effect worktops; stainless steel 1 ½ sink, drainer and mixer tap; window to rear garden; Worcester boiler; Blomberg washing machine; Stoves freestanding cooker; space for freestanding fridge freezer; Beko integrated dishwasher; kickboard heater; cupboard housing meter; wooden part glazed door to side; tile effect linoleum.

#### Dining Room

Front room currently used as a dining room; window to front; coving; slate hearth; radiator; fitted carpet.

#### Bedroom 3

Window to rear; xpelair extractor fan; coat hooks; radiator; fitted carpet.

#### Bathroom

Suite of W.C, wash hand basin, bath and Mira electric shower corner cubicle with glass sliding doors and waterproof wall panels; obscure window to rear; hatch to attic; coving; radiator; cork flooring.

### First Floor

#### First floor landing

Double height landing lit by skylight; doors to bedrooms 1 & 2; smoke alarm; radiator; fitted carpet. Light fixture not included.

#### Bedroom 1

Double bedroom with large window to front; slight comb ceiling; radiator; fitted carpet.

#### Bedroom 2

Double bedroom with large window to front; slight comb ceiling; radiator; fitted carpet.

## OUTSIDE

#### Garden

Sizeable rear garden laid largely to lawn with plant and shrub borders; large wooden summer house with electricity; paved patio area at summer house; concrete area at side from rear door; outside tap.

There is a right of access over the driveway at the right side of the property to Port Street when viewed from the front. Small wooden gate to left offering access to rear garden from Port Street.

## VIEWING

By appointment with the Selling Agents on 01556 504038.

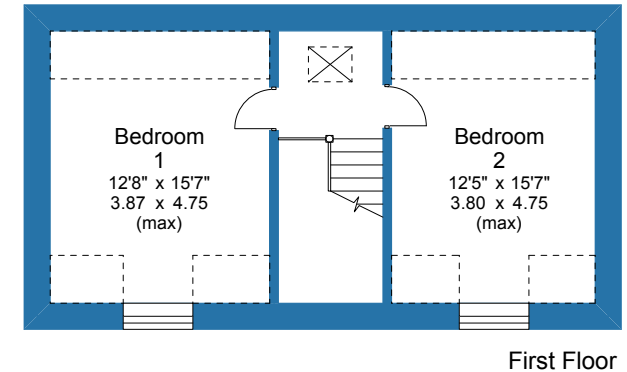
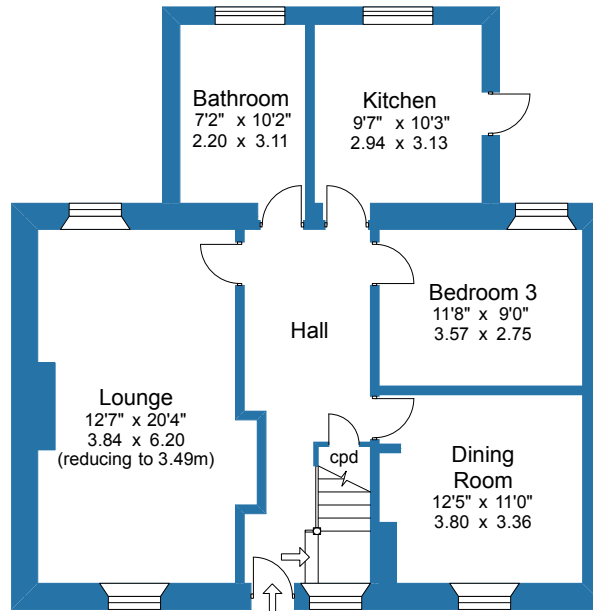
## HOME REPORT

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





For illustrative purposes only. Not to scale.



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01556 503744

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01556 611247



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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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