



250 High Street, Dalbeattie, DG5 4DJ

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“Recently renovated, deceptively spacious granite terraced house with sunny aspect large rear garden, located only a short walk away from a range of amenities”

Ground Floor

- + Lounge
- + Sunroom
- + Kitchen
- + Utility Room
- + 2 Bedrooms

First Floor

- + 2 Bedrooms
- + Bathroom
- + W.C. compartment

Outsider

- + Large Rear Garden

EPC Rating C



LOCATION

250 High Street is conveniently located only a short walk away from Dalbeattie town centre. Dalbeattie offers primary and secondary schooling, Shops, local food stores, health centre and a golf course. 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 and Sandyhills just a few more minutes away.

DESCRIPTION

Deceptively spacious four bedroom mid terraced, Dalbeattie granite house offering light and spacious accommodation throughout. The recently renovated property benefits from a newly installed modern fitted kitchen and adjoining utility room with new carpets throughout as well as UPVC double glazing and gas central heating.

The bright entrance hall gives access to bedroom 4 at the front of the property and the kitchen to the rear along with an under stairs storage cupboard and stairs to first floor. From the new installed kitchen, access is granted to the utility room and spacious lounge with adjoining sun room, both offering access to the rear garden. Bedroom 3 is located off the lounge. Upstairs there are two bedrooms served by a family bathroom with separate shower cubicle and W.C. compartment. Outside there is a large rear garden laid largely to lawn.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Hall

UPVC obscure glazed external front door with obscure glazed panel above opening into hallway; doors to kitchen, bedroom 4 and under stairs cupboard with phone connection point; carpeted stairs to first

floor; heating thermostat; cupboard with electric meter; smoke alarm; radiator; fitted carpet.

Bedroom 4

Double bedroom with window to front; cupboard with gas meter; radiator; fitted carpet.

Kitchen

Newly fitted modern wall and floor units with complementing worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; brand new Lamona 4 ring hob with integrated oven; Lamona extractor chimney hood; spotlights; part glazed door to lounge; part glazed door to utility room; window to rear garden; heat alarm; radiator; tiled floor.

Utility Room

Newly fitted, modern floor unit with complimenting worktop; space and plumbing for washing machine; under counter space for fridge; Worcester boiler; hatch to attic; Envirovent extraction fan; UPVC part obscure glazed external door to rear garden; window to rear; radiator; tiled floor.

Lounge

Spacious room with adjoining sun room to rear; door to bedroom 3; television connection point; recess shelves; broadband connection point; smoke alarm; radiator; fitted carpet.

Sunroom

Pleasing room with large windows to 3 walls to rear garden; UPVC external glazed door to rear garden; radiator; fitted carpet.

Bedroom 3

Large double bedroom with two windows to front; radiator; fitted carpet.

First Floor

First Floor Landing

Doors to bedrooms 1 & 2, bathroom, W.C. compartment and airing cupboard; hatch to attic; smoke alarm; radiator; fitted carpet.

Bedroom 1

Large double bedroom with 2 x Velux windows to rear; slight coomb ceilings; broadband point, television connection point; radiator; fitted carpet.

Bedroom 2

Single bedroom/study with window to front; fitted carpet.

Bathroom

Suite of wash hand basin, bath and Mira electric corner shower cubicle with glass sliding doors and waterproof wall panels; tiled walls; Envirovent extraction fan; obscure window to rear; radiator; linoleum flooring.

W.C. Compartment

W.C.; obscure window to rear; linoleum flooring.

OUTSIDE

Garden

Large rear garden largely laid to lawn with small trees; gravel path from property to rear of garden; concrete area at rear of property; outside tap; concrete path to neighbouring properties on both sides.

VIEWING

By appointment with the Selling Agents.

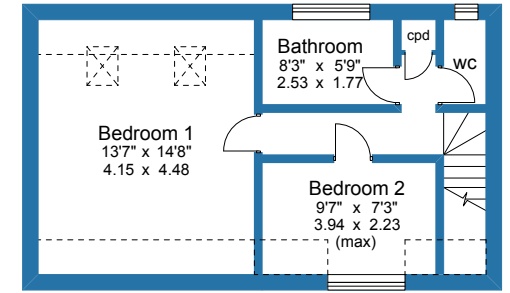
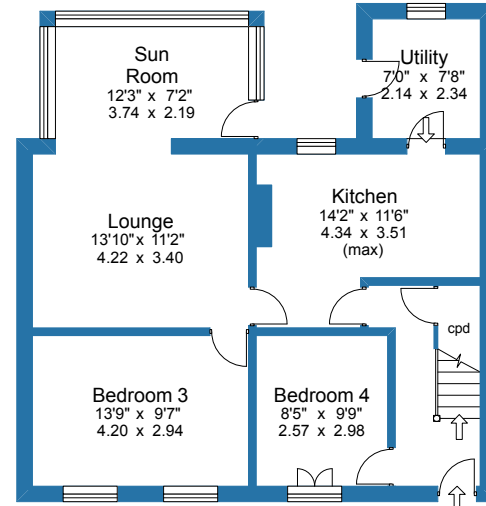
HOME REPORT

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

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.





Ground Floor

First Floor

For illustrative purposes only. Not to scale.



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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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