



17 Rounall Avenue, Dalbeattie, DG5 4TA


GG&B
PROPERTIES

17 Rounall Avenue, Dalbeattie, DG5 4TA

“Beautifully presented 2 bedroom detached bungalow with detached garage, driveway and well maintained gardens.”

Accommodation

- + Hall
- + Lounge
- + Kitchen
- + 2 Bedrooms
- + Shower Room

Outside

- + Single Detached Garage
- + Front and rear gardens
- + Off-street parking

EPC Rating C

Council Tax Band D



LOCATION

17 Rounall Avenue is located on 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

Immaculately presented detached bungalow with detached garage, off-street parking and well-maintained gardens. The property is located in a quiet cul-de-sac on the edge of Dalbeattie. 17 Rounall Avenue offers light filled rooms with neutral décor, featuring a modern kitchen with dining space, 2 double bedrooms and modern fitted shower room. There is UPVC double glazing and gas central heating throughout with a coal effect gas fire in the lounge.

The front of the property has well-stocked flower borders with a paved driveway to the garage. To the rear there is a secluded garden with views to the woods beyond.

Viewing is highly recommended to appreciate the accommodation on offer.

Hall

Wooden external part-glazed door into hall; doors to lounge, bedrooms, shower room, storage cupboard with shelving, hanging hooks, electric meters and electrical fusebox and airing cupboard with shelving; hatch access to loft; central heating control point; 2x smoke alarms; fitted carpet.

Lounge

Bright room with window to front and vertical blinds; gas coal effect fire with wooden mantle and stone effect hearth and surround; 2x television connection points; 3x wall lights; coving; 2x phone points; smoke alarm; carbon monoxide alarm; radiator; fitted carpet.

Kitchen

Modern light wood effect wall and floor units with complementing worktops and tiled splashbacks; space for dining table; stainless steel sink, drainer and mixer tap; window to front with roller blind; Hotpoint ceramic hob with chimney extractor hood; Stoves built-in oven; Indesit washing machine; Beko undercounter fridge; concealed Worcester gas boiler; wooden part glazed external door to side; heat alarm; carbon monoxide alarm; radiator; linoleum tile effect flooring.

Bedroom 1

Double bedroom with window to rear with vertical blinds; built in wardrobes with hanging space and shelving; radiator; fitted carpet.

Bedroom 2

Double bedroom with newly replaced sliding UPVC glazed doors to rear garden; radiator; fitted carpet.

Shower room

Suite of Mira Sport electric corner shower cubicle with glass sliding doors and waterproof panels; vanity unit with W.C, wash hand basin and storage; tiled walls; obscure window to side with roller blind; tiled floor.

Outside

Front garden

Path and paved area with mature flower beds to front; 2x outside taps; gated path leading to rear garden.

Rear garden

Secluded and well maintained garden laid mostly to lawn with surrounding borders; shed; greenhouse; pergola and paved seating area with forest views; outside light; rotary ailer point.

Garage 3.18m x 5.77m

Single detached garage with electric up and over door; UPVC obscure window to rear; wooden door to side; Express Cool fridge freezer; concrete floor. Driveway and paved area.

VIEWING

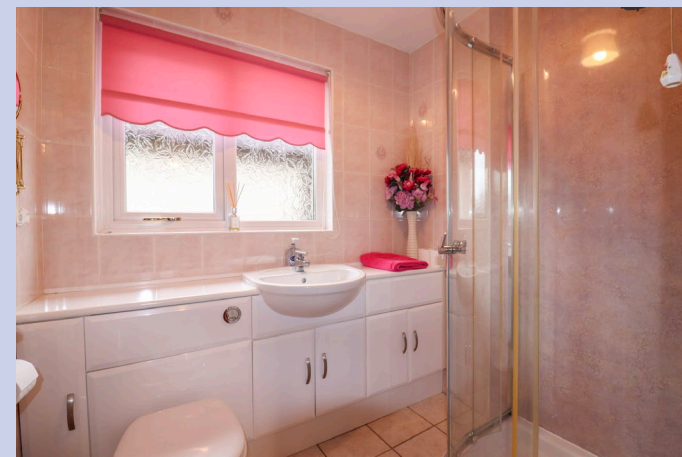
By appointment with the Selling Agents on 01556 504038

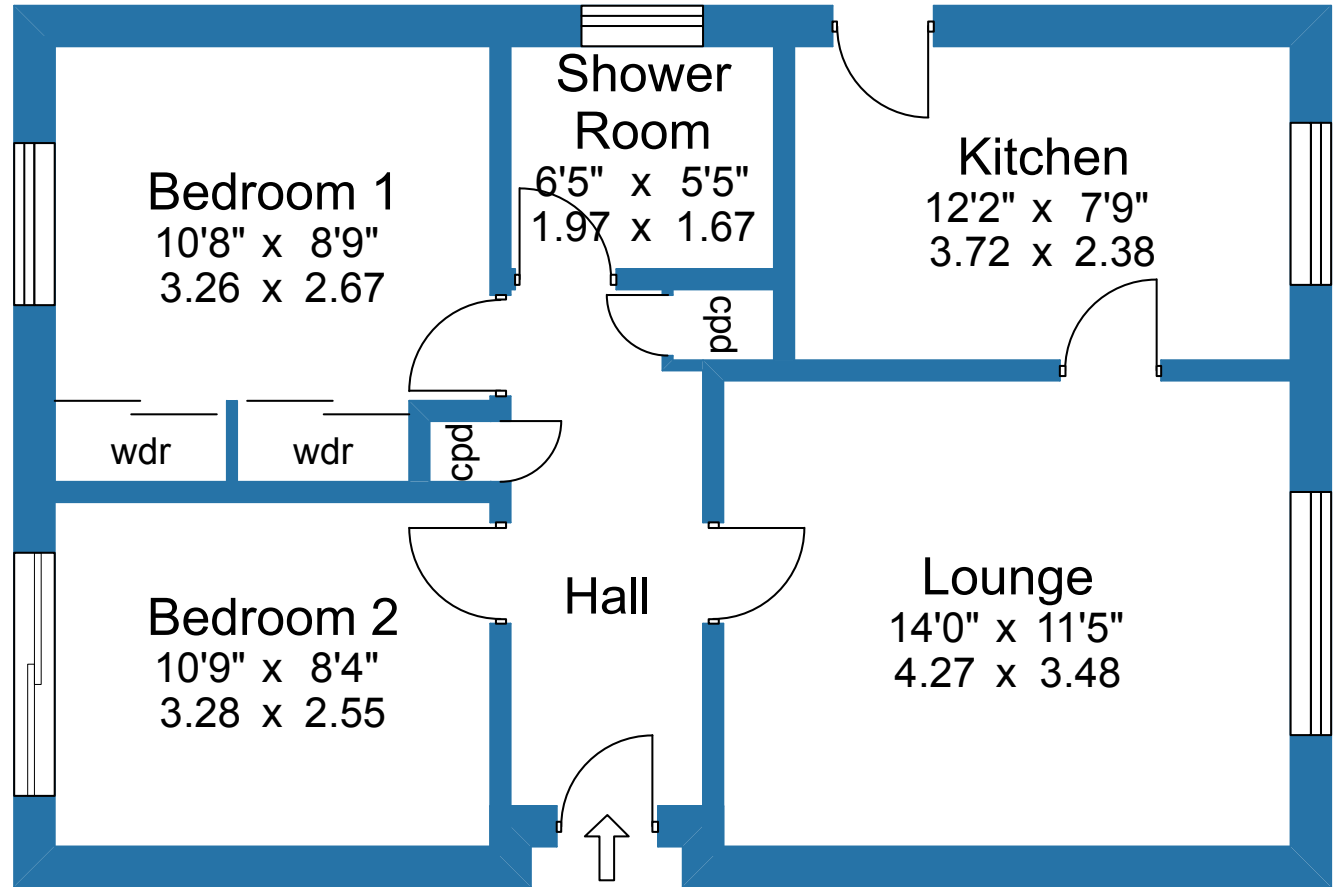
HOME REPORT

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 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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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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