



1 Craignair Gardens, Dalbeattie, DG5 4DF

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Well-presented 3 bedroom detached bungalow with wraparound gardens, detached workshop/garage and driveway with space for several cars.

Accommodation

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Utility Room
- + Bathroom
- + 3 double bedrooms, one en-suite

Outside

- + Single Detached Workshop/Garage
- + Garden
- + Off-street parking

EPC Rating C

Council Tax Band E



LOCATION

1 Craignair Gardens is located on the edge of Dalbeattie, within close proximity to Dalbeattie Learning Campus and only a short walk away from 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 detached bungalow with detached workshop/garage, driveway with parking for several cars and surrounding gardens. The property is located within a small development of 3 bungalows on the edge of Dalbeattie within close proximity to the Dalbeattie Learning Campus. 1 Craignair Gardens boasts a flexible layout with bright well-proportioned rooms, featuring a spacious lounge with patio doors to a paved patio area and 3 double bedrooms, one of which is en-suite. There is double glazing, coving and gas central heating throughout with an electric fire in the lounge.

Outside there are wraparound gardens largely laid to lawn with well-stocked borders and a graveled driveway with parking for several cars.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Vestibule

UPVC part glazed external front door with glazed side panel into vestibule; obscure glazed wooden door with side panels into hall; alarm code box; fitted carpet.

Hall

Obscure glazed wooden door with glazed side panels into lounge; doors to kitchen, bathroom, 3 bedrooms and large storage cupboard; hatch access to loft space; phone point; smoke detector; radiator; fitted carpet.

Lounge

Spacious bright room with UPVC double glazed patio doors to front; electric coal effect fire with decorative wooden surround, hearth and mantle; archway to dining room; Television connection point; 2 x wall lights; 2x radiators; fitted carpet.

Dining Room

Versatile space with wooden double glazed window to side; feature pendant light fitting; fitted carpet; door to kitchen.

Kitchen

Range of fitted wall and floor units including glass fronted display units with complementing worktops and tiled splashbacks; stainless steel 1½ sink, drainer and mixer tap; window to rear garden; Schreiber ceramic hob with concealed extractor fan; airing cupboard with water tank; large pantry cupboard; water heating control switch; central heating control panel; radiator; fitted carpet; door to utility room.

Utility Room

UPVC external part glazed door to rear garden; wall and floor mounted units with complementing worktop and tiled splashbacks; stainless steel sink, drainer and mixer tap; cupboard housing Worcester gas boiler, meters and electrical fusebox; Blomberg washing machine; Beko fridge freezer; Carbon Monoxide alarm; linoleum wood effect flooring.

Bathroom

Suite of W.C., wash hand basin, bidet and bath; obscure window to rear; wall mounted glass fronted cupboard; tiling to walls; mirror with light above; glass shelf; radiator; fitted carpet.

Bedroom 1

Double bedroom with window to front; range of built in wardrobes with shelving, hanging space and mirror; radiator, fitted carpet; door to en-suite shower room.

En-suite shower room

Suite of W.C., wash hand basin in vanity unit with cupboard beneath and Mira mains shower cubicle with glass sliding doors; tiling to walls; obscure window to side; radiator; fitted carpet.

Bedroom 2

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

Bedroom 3

Double bedroom with window to front; built in wardrobe with hanging space and shelving; radiator; fitted carpet.

OUTSIDE

Garden

Gravel driveway with space for several cars leading to single detached workshop/garage. Paved path to tiled porch area at front door with outside light passing borders with mature shrubs and plants and paved patio area. Paved path wraps around property; area to side laid to gravel with base for rotary air dryer; areas laid to lawn at side and rear encompassed by flower and plant borders. Side gate to pavement; gas box.

Workshop/Garage 6.68m x 2.89m

Single detached workshop/garage with concrete floor; up and over door; double glazed window to rear; UPVC part glazed door to side; electricity supply; outside tap; cordless lawnmower and maintenance supplies included in sale.

VIEWING

By appointment with the Selling Agents on 01556 504038.

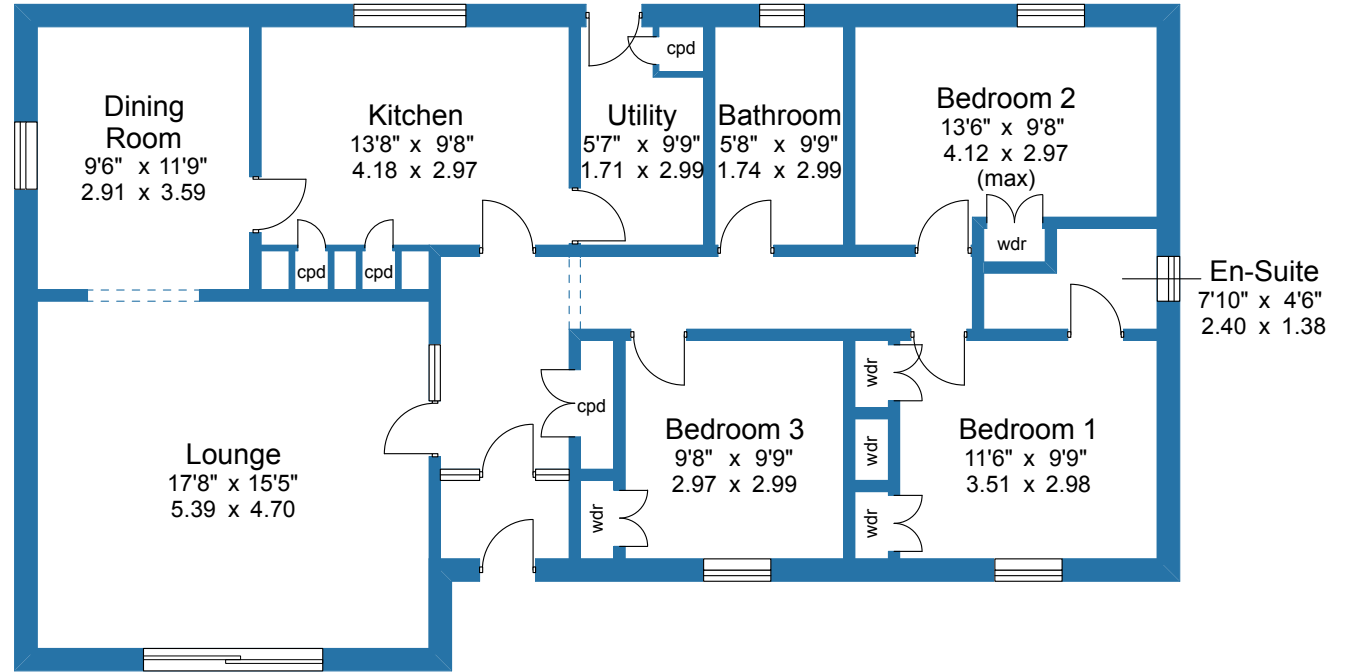
HOME REPORT

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.



135 King Street
Castle Douglas
DG7 1NA
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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