



8 James Ewart Avenue, Dalbeattie, DG5 4UN

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“Immaculately presented 3 bedroom detached bungalow set in beautifully maintained gardens with studio, garage and driveway for several cars.”

Accommodation

- + Hall
- + Lounge
- + Kitchen
- + 2 Bedrooms
- + Dining Room/ Bedroom 3
- + Bathroom

Outside

- + Single garage
- + Studio
- + Front and rear gardens
- + Off-street parking

EPC Rating C

Council Tax Band D



LOCATION

8 James Ewart Avenue is located within a desirable residential area 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 garage, studio, off-street parking and beautifully maintained front, side and rear gardens. The property is located in a quiet cul-de-sac with views to the surrounding countryside beyond. 8 James Ewart Avenue offers light filled accommodation and neutral décor featuring a spacious lounge with bay window, modern kitchen and bathroom and flexible accommodation with up to 3 double bedrooms. There is double glazing and gas central heating throughout and a feature stove style electric fire in the lounge. Externally the property offers a versatile separate studio which has potential for a variety of uses alongside a garage, off-street parking and well-maintained private gardens with views to the surrounding hills.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Hall

UPVC glazed external front door into hall with glazed side panel; glazed door to lounge; doors to 2 bedrooms, dining room/ bedroom 3, bathroom, large storage cupboard with hanging hooks, electrical meters and electrical fusebox; airing cupboard with water tank and shelving; coving; hatch access to loft; smoke alarm; radiator; fitted carpet.

Lounge

Bright spacious room with large bay window to front; electric stove style fire with wooden mantelpiece and stone effect hearth; coving; television connection point; 2x phone points; radiator; fitted carpet; glazed door to kitchen.

Kitchen

Modern white wood effect wall and floor units with complementing worktops and upstands, tiled splashback and glazed display cabinets; stainless steel 1½ sink, drainer and mixer tap; external UPVC part glazed stable door to garden; window to rear garden; Bexi gas boiler; Beko fridge freezer; Hotpoint washing machine; Indesit cooker with induction hob, 2 ovens and concealed extractor fan above; Xpelair extractor fan; heating control unit; radiator; coat hooks; linoleum tile effect flooring.

Bedroom 1

Double bedroom with window to rear; integrated wardrobe with shelving and hanging space; coving; television connection point; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to front; integrated wardrobe with shelving and hanging space; coving; wooden shelves; radiator; fitted carpet.

Dining Room/ Bedroom 3

Window to rear garden; coving; television connection point; radiator; fitted carpet; doors to kitchen and hall.

Bathroom

Suite of W.C., wash hand basin set within vanity unit and bath with electric Mira Sport shower; obscure window to rear; coving; tiling to walls; wooden shelves; extractor fan; mirror; grab handles; radiator; laminate wood effect flooring.

OUTSIDE

Front garden

Large paved and gravel driveway with parking for several cars; gate access to further paved area; graveled area with beds stocked with a

variety of shrubs; paved path to porch area at front door; gate to side and rear garden.

Garage 3.12m x 6.06m

Single detached garage with up and over door to front; wooden door to side; electric supply and lighting; floor units and worktop; single glazed window to side; concrete floor; external power socket.

Studio 4.72m x 2.89m

Versatile light-filled space with electric supply and lighting; external UPVC partially glazed door; 2 UPVC windows to garden; electric heater; wood effect laminate flooring.

Rear garden

Well-maintained and private space with large paved patio area to side; graveled steps to raised decking area with views to surrounding hills; areas laid to lawn with well-stocked flower beds; gravel seating area to rear; gravel path to vegetable patch at side of property; outside light; 2x external power sockets; outside tap and hose.

VIEWING

By appointment with the Selling Agents on 01556 504038

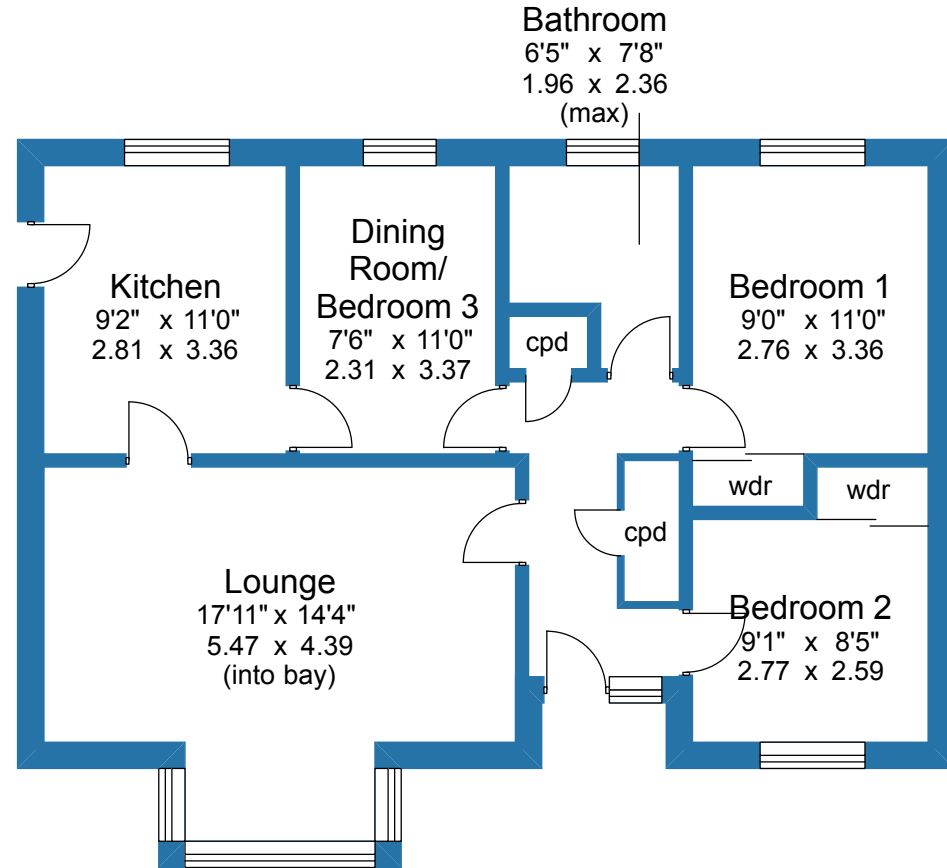
HOME REPORT

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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