



1 Maxwell Park, Dalbeattie, DG5 4LR

GG&B
PROPERTIES

1 Maxwell Park, Dalbeattie, DG5 4LR

“Well presented, spacious
3 bedroom bungalow set in
desirable residential area of
Dalbeattie with pleasing views”

Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge Diner
- + Kitchen
- + Utility Room
- + Three Double Bedrooms
- + Shower Room

External

- + Single Garage
- + Driveway for 1 car
- + Wrap around gardens

EPC Rating E

Council Tax Band D



LOCATION

1 Maxwell Park is located within a peaceful, sought after residential area on the edge of Dalbeattie. Constructed as the show home, this property enjoys views over the town and adjoining countryside from an elevated position. 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 & Sandyhills just a few more minutes away.

DESCRIPTION

Well-presented three bedroom detached bungalow offering spacious accommodation from an elevated position on the edge of Maxwell Park and Dalbeattie town. The property enjoys well proportioned, light filled rooms in good decorative order with a spacious open plan lounge dining room. There are 3 generously sized double bedrooms, all with built in storage, served by a modern family shower room. Throughout there is UPVC double glazing and oil central heating with an electric fire in the lounge.

Outside there is parking for 1 car with a single garage. The property boasts a good sized corner plot with a variety of plants, shrubs and small trees.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Vestibule

UPVC part glazed external door with side panels into the entrance vestibule; 3 windows to front; parquet flooring; obscure glazed door with 2 side panels into hallway.



Hall

Spacious hall with glazed door to lounge, doors to utility room, 3 double bedrooms, shower room and 2 x integrated cupboards, 1 with hot water tank and shelving and the other with coat hooks, fuse box and meters; Honeywell thermostat; Openreach connection point; smoke alarm; radiator; fitted carpet.

Lounge

Good sized lounge with large window to front enjoying pleasing views; electric fire set on wooden hearth, mantle and surround; television connection point; coving; smoke alarm; radiator; fitted carpet; open plan to Dining Room.

Dining Room

Large window to side enjoying views of the garden; door to kitchen; coving; radiator; fitted carpet.

Kitchen

Modern fitted wall and floor units with complementing wood effect worktops and tiled splashbacks; window to rear; leisure stainless steel sink, drainer and mixer tap; Blomberg under counter fridge; Creda electric oven; integrated pantry cupboards; smoke alarm; wood laminate flooring; doorway to utility room.

Utility Room

Wall units with worktop; LG washing machine; Tricity Bendix tumble dryer; Beko fridge freezer; Worcester boiler; window to rear; wooden part obscure glazed door to rear; hatch to attic; Landis and Gyr heating controls; wood effect linoleum; door to hall.

Bedroom 1

Good sized double bedroom with window to side; range of built in wardrobes with shelving and hanging space; coving; radiator; fitted carpet.



Bedroom 2

Double bedroom with window to front; integrated wardrobes with shelving and hanging space; phone connection point; coving; radiator; fitted carpet.

Bedroom 3

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

Shower Room

Modern suite of W.C., wash hand basin and Mira electric corner shower cubicle with glass sliding doors; tiles to walls; obscure window to rear; coving; extractor fan; mirror and glass shelf; radiator; tiled floor.

EXTERNAL

Driveway for 1 car to single garage; steps to paved patio area leading to entrance vestibule; front garden laid to lawn with flower and shrub borders and large gravel area; paved path at both sides leading to rear door; paved area with rotary air drier and paved patio area. Good sized rear garden is largely laid to lawn with plant and shrub borders with small trees; 2 outside lights; outside tap; oil tank to side.

Garage 5.50 x 3.20m

Up and over door; concrete floor.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504038.

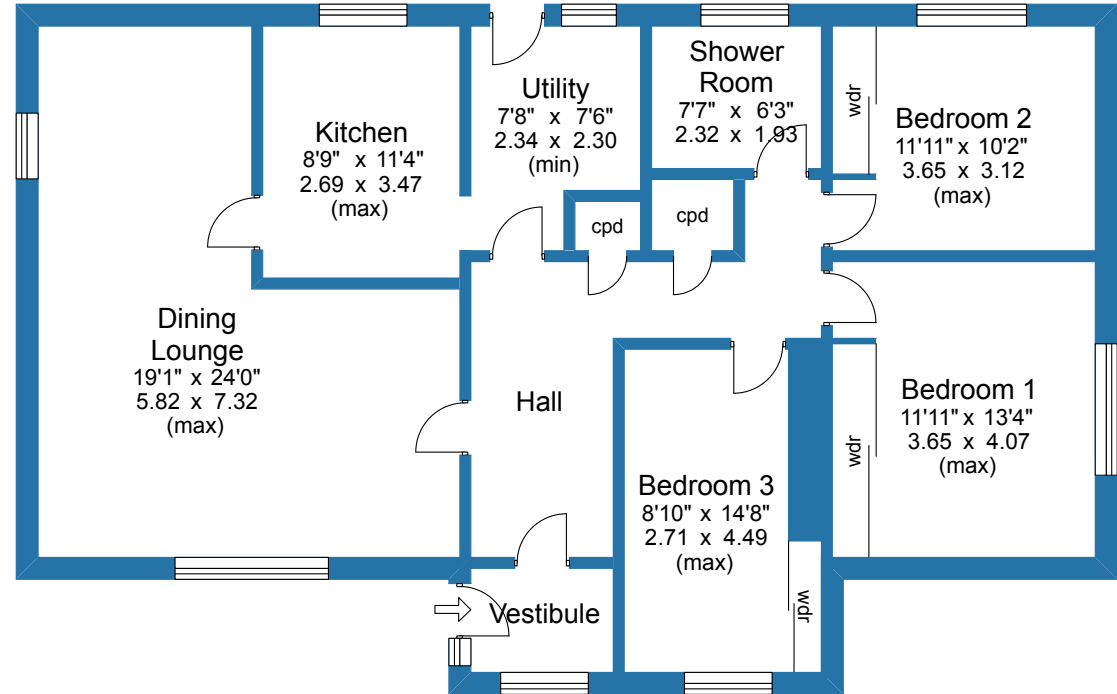
HOME REPORT

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 seller 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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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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