



Glenlea, Barhill Road, Dalbeattie, DG5 4JD


GG&B
PROPERTIES

Glenlea, Barhill Road, Dalbeattie, DG5 4JD

“Charming traditional bungalow in a desirable residential location with spacious, versatile accommodation, beautiful wraparound gardens and garage.”

Accommodation

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + 2 Bedrooms, one with en-suite shower room
- + Bathroom

Outside

- + Single garage
- + Sizeable wraparound gardens
- + Off-street parking
- + Greenhouse
- + Log Store/Shed
- + Coal Bunker

EPC Rating D

Council Tax Band E



LOCATION

Glenlea is located in a highly 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

Charming traditional bungalow set within a generous plot in a highly desirable location with garage and off-street parking. Glenlea offers spacious reception rooms, 2 bedrooms including one en-suite and beautiful mature wraparound gardens with views across the town to the hills beyond. There is neutral décor, double glazing and gas central heating throughout, with an open fireplace in the lounge and wood-burning stove in the dining room. Externally the property is set within secluded gardens offering a wide array of well-stocked beds, trees and shrubs and also offers a garage and off-street parking.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Vestibule

Wooden external double doors with glazed panel above into vestibule; tiled floor; steps to glazed door to hall.

Hall

Glazed doors to dining room and lounge; doors to bedrooms 1 & 2, bathroom and storage cupboard with shelving and hanging space; mirror; shelving; telephone point; central heating controls; radiator; carpet tiles.



Lounge

Pleasingly bright room with dual aspect windows to front and side with views of the garden, town and hills beyond; open fireplace with stone hearth and polished metal surround; built-in storage cupboards and display shelves; shelving to wall; radiator; carpet tiles.

Dining Room

Window to front with garden views; wood-burning stove with tiled surround and hearth; built-in storage cupboards and display shelves; shelved bookcase; television point; radiator; wooden floor; door to kitchen.

Kitchen

Range of painted wooden wall and floor units with complimenting worktops and glass splashback; stainless steel sink and drainer; part glazed wooden external door to side; window to side with roller blind; large pantry cupboard with window, shelving, electrical fusebox and meters; Siemens washing machine; Zanussi freestanding cooker; Lec under counter fridge and freezer; cupboard housing Worcester combi boiler; partial tiling to walls; wooden shelving; clothes pulley; hatch access to loft; radiator; linoleum flooring.

Bedroom 1

Lovely bright room with dual aspect windows to front and side with roller blinds; wall light; radiator; wooden floor; carpet tiles; door to en-suite shower room.

En-suite shower room

Suite of W.C., wash hand basin and Mira Sport electric shower cubicle with glass sliding doors and waterproof panels; fold-out shower seat; obscure window to rear; Dimplex heater; extractor fan; partial waterproof paneling to walls; mirror; towel rail; wall cabinet with mirrored doors; radiator; cork tile effect flooring.



Bedroom 2

Window to rear; large storage cupboard with shelving and hanging space; mirror; wall light; radiator; fitted carpet.

Bathroom

Suite of W.C., bath and wash-hand basin; obscure window to rear; Dimplex heater; Expelair extractor fan; Aqualift bath lift; waterproof paneling to walls; wall cupboard; mirror; towel rail; radiator; linoleum flooring.

OUTSIDE

Gardens

Beautiful well-tended wraparound gardens with well-stocked beds and a range of mature trees and shrubs; areas laid to lawn with paved paths to side and rear; tranquil raised seating area with views over the town to the hills beyond; greenhouse with potential area for vegetable patch; paving and graveled area to rear with drying area and coal bunker; log store/shed.

Garage

Up and over door to front; wooden door to side; concrete floor; electricity supply; floor storage units with worktops; external parking for one car.

VIEWING

By appointment with the Selling Agents on 01556 504038.

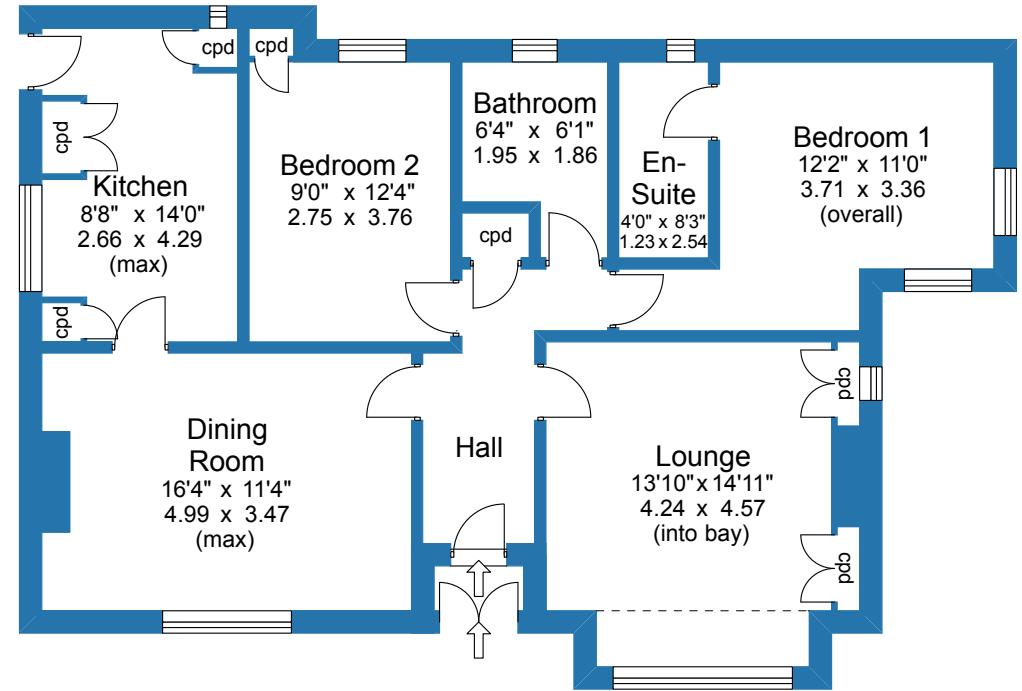
HOME REPORT

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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