



57 Alpine Street, Dalbeattie, DG5 4HQ

57 Alpine Street, Dalbeattie, DG5 4HQ

“Well presented 2 bedroom semi-detached house with large rear garden situated in a desirable area of Dalbeattie”

Ground Floor

- + Entrance Hall
- + Lounge
- + Bedroom 2

Lower Ground Floor

- + Open plan kitchen diner
- + Shower Room

First Floor

- + Bedroom 1
- + Bathroom

Outside

- + Large rear garden
- + Garden shed
- + Log store

EPC Rating D

Council Tax Band B



LOCATION

57 Alpine Street is located in a quiet position, only a short walk away from Dalbeattie town woods and town centre. 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 2 bedroom semi-detached house with large rear garden situated in a desirable residential area of Dalbeattie, a short walk to the Town Woods and Town Centre. The property offers flexible accommodation over 3 floors with views over the large garden to the park beyond. There is double glazing and gas central heating throughout with feature wood burning stoves in both the lounge and kitchen diner.

The entrance hall gives access to the lounge and bedroom 2 on the ground floor, with stairs leading to the first floor and lower ground floor. Bedroom 1 and the bathroom are situated on the first floor and the kitchen diner and shower room are located on the lower ground floor, providing direct access to the large rear garden.

Outside there is a sizeable rear garden largely laid to lawn with a gravel path meandering from a paved patio area at the rear of the house to the bottom of the garden. The garden also features a pleasing circular stone seating area, log store and garden shed.

ACCOMMODATION

Ground Floor

Entrance Hall

Modern UPVC wood effect external front door with glazed panel above opens into hallway. Doors to lounge, bedroom 2 and wooden staircase to lower ground floor; carpeted stairs to first floor; 2 x integrated

cupboards, 1 with meters and fuse box; 2 x smoke alarms; coving; radiator; wooden floor.

Lounge

Bright room with high ceiling and window to front; feature AGA wood burning stove set on stone hearth with brick surround and wooden mantle; alcove; television connection point; smoke alarm; radiator; wooden floor.

Bedroom 2

Double bedroom with high ceiling and window to rear overlooking large garden; television connection point; radiator; fitted carpet.

Lower Ground Floor

Wooden staircase lit by window to rear down to open plan kitchen diner and Shower Room.

Open Plan Kitchen Diner

Kitchen

Modern fitted wall and floor units with complementing worktops and tiled splashbacks; stainless steel 1 ½ sink, drainer and mixer tap; integrated oven and grill; 4 ring hob with stainless steel extractor chimney hood; under counter fridge freezer; 2 x spotlights; tiled floor.

Dining Area

UPVC glazed French doors to rear garden; UPVC external door to rear garden; Morso wood burning stove set on brick hearth and surround with wooden mantle; integrated cupboard housing viessman boiler and shelf; doors to shower room, 2 x under stairs cupboards and cupboard housing AEG washing machine and Beko tumble dryer; television connection point; coat hooks; 2 x radiators; tiled floor.

Shower Room

Suite of W.C., wash hand basin with tiled splashback and mains shower corner cubicle with glass sliding doors and tiles to walls; 2 x extractor fans; radiator; tiled floor.

First Floor

First Floor Landing

Carpeted stairs to first floor landing lit by Velux window to rear; shelving to side; doors to bedroom 1, bathroom and integrated cupboard with shelving; hatch to attic; spotlight; wooden floor.

Bedroom 1

Good sized double bedroom with windows to the front and rear; slight comb ceiling; integrated storage cupboard; 2 x radiators; wooden floor.

Bathroom

Recently refurbished suite of W.C., wash hand basin with tiled splashback and mains shower over bath with glass screen and tiles to walls; obscure window to front; extractor fan; radiator; tile effect linoleum.

OUTSIDE

Garden

Gated paved path from Alpine Street with steps leading down to good sized paved patio area with log store and gravel area. This patio is also accessed from the French doors from the kitchen diner. Paved path leads to gravel path leading to gate at the bottom of the large garden passing areas laid to lawn with flower, shrub and small tree borders and circular stone seating area; washing line. Gas box, outside power socket and outside light.

VIEWING

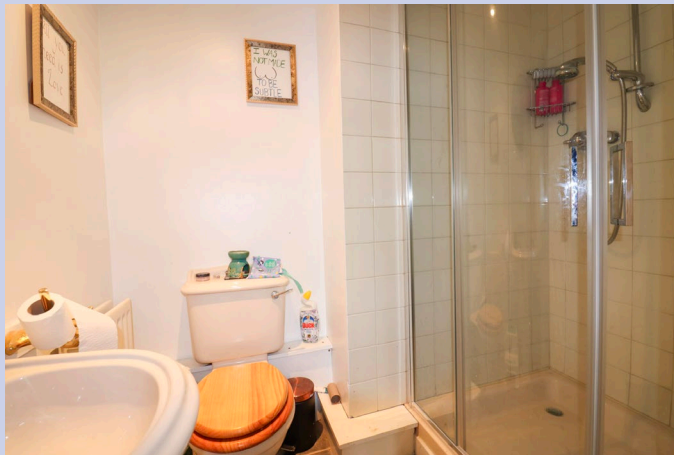
By appointment with the Selling Agents on 01556 504038.

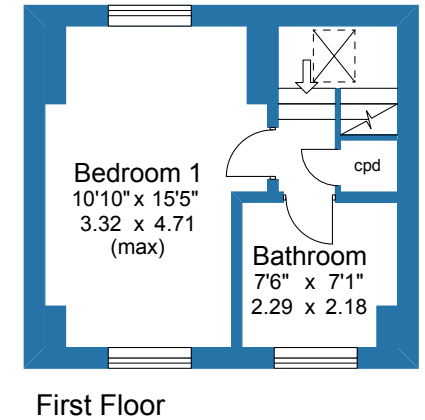
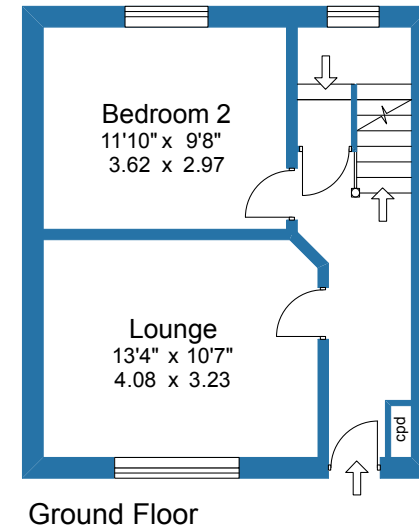
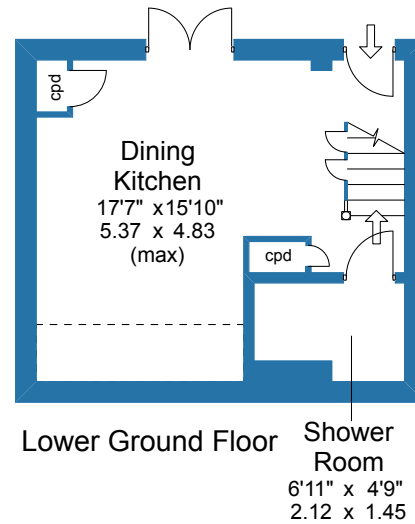
HOME REPORT

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 owners 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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

