



14 Hestan Road, Dalbeattie, DG5 4DE

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“Immaculately presented 2 bedroom semi-detached bungalow with off street parking and attractive conservatory located in a desirable residential area of Dalbeattie”

Accommodation

- + Hall
- + Lounge
- + Kitchen
- + Conservatory
- + Two Double Bedrooms
- + Shower Room

Outside

- + Front Gardens
- + Rear Gardens
- + Driveway
- + Wooden Garden Shed

EPC Rating D

Council Tax Band C



LOCATION

The property is located within the desirable and peaceful residential area of Hestan Road on the outskirts of Dalbeattie, close to Dalbeattie Forest and a short walk to a bus route. 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

Immaculately presented semi-detached bungalow with attractive rear conservatory and large driveway, set in easily maintained front and rear gardens in a desirable residential area. The property enjoys light filled rooms in excellent decorative order with a modern fitted kitchen and shower room and 2 double bedrooms, both with built in storage. The property features UPVC double glazing, coving and gas central heating throughout with a gas fire in the lounge.

Outside there are front and rear gardens, largely laid to gravel for ease of maintenance with a pleasing paved patio area and wooden garden shed. There is a large monoblock driveway to the side providing off street parking for several cars.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Hallway

UPVC part obscure glazed external front door into hall; doors to lounge, kitchen, bedrooms 1 & 2 and shower room; hatch to attic; APT thermostat; phone connection point; smoke alarm; radiator; wood effect laminate flooring.

Lounge

Well-presented bright room with large window to front; gas fire set on polished stone hearth, mantle and surround; 2 x wall lights; television connection point; radiator; fitted carpet.

Kitchen

Modern wood effect wall and floor units with complementing worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; window to rear to conservatory; Bosch integrated oven with 4 ring hob and concealed extractor fan; Blomberg washing machine; integrated fridge; Worcester boiler; integrated shelved cupboard; meters; radiator; wood effect linoleum; door to conservatory.

Conservatory

Bright room with windows to 3 walls and double doors to side to rear garden; polycarbonate roof; television connection point; 2 x wall lights; radiator; wood effect linoleum.

Bedroom 1

Double bedroom with window to front; integrated wardrobe with shelving and hanging space; radiator; wood effect laminate flooring.

Bedroom 2

Double bedroom with window to rear; integrated wardrobe with shelving and hanging space; television connection point; radiator; wood effect laminate flooring.

Shower Room

Suite of W.C. and wash hand basin in vanity unit with cupboards and Mira corner shower cubicle with glass sliding doors; tiles to 3 walls; obscure window to rear; heated towel rail; tiled floor.

OUTSIDE

Garden

Monoblock driveway for several cars leading to gate which opens onto rear garden; gas and electric meters to side of the property; monoblock paving leads from drive to front door passing the front garden which is laid to gravel with small shrubs; outside power socket. The rear garden is laid largely to gravel for ease of maintenance with a paved patio area beside the conservatory; rotary air dryer; drying line; wooden garden shed.

VIEWING

By appointment with the Selling Agents on 01556 504038.

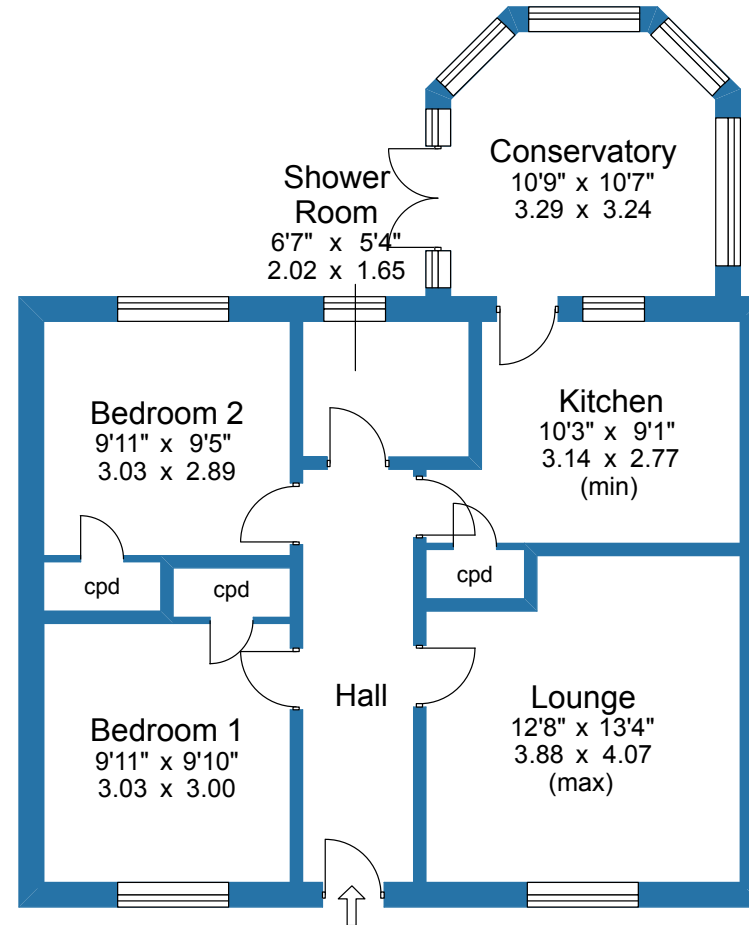
HOME REPORT

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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