



23 Mill Street, Dalbeattie, DG5 4HE

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“Well presented 2 bedroom granite built cottage with rear garden located in a peaceful part of Dalbeattie”

Ground Floor

- + Entrance Vestibule
- + Lounge
- + Kitchen
- + Double Bedroom
- + Boiler Room

First Floor

- + Double Bedroom
- + Shower Room

Outside

- + Rear Garden
- + Outdoor Studio
- + Wooden Garden Shed

EPC Rating D

Council Tax Band B



LOCATION

23 Mill Street is located in a quiet position, only a short walk away from Dalbeattie town centre and Colliston Park. 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 granite built semi-detached cottage with rear garden in a desirable area of Dalbeattie. The property offers light filled accommodation with a modern fitted kitchen and shower room. There is UPVC double glazing and gas central heating throughout.

The entrance vestibule opens into a large bright lounge with windows to the front and side. The lounge gives access to the kitchen, downstairs double bedroom and boiler room handy for storage. Upstairs there is a double bedroom served by a modern, newly installed shower room.

Outside there is a private rear garden, laid to paving and gravel with a good sized wooden outdoor studio.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC composite part obscure glazed external door into vestibule; part glazed door into lounge; door to large under stairs cupboard; box with meters and fuse box; linoleum flooring.

Lounge

Spacious bright lounge with dual aspect windows to front and side; doors to kitchen, bedroom 2, boiler room and staircase to first floor; television connection point; 2 x radiators; spotlights; smoke alarm; fitted carpet.

Kitchen

Modern light wood effect wall and floor units with complementing worktops and splashbacks; composite 1 ½ sink and drainer with stainless steel mixer tap; bellong electric cooker; Beko washing machine; window to rear; UPVC part obscure glazed external door to rear; Vent Axia extractor fan; radiator; linoleum flooring.

Bedroom 2

Double bedroom with window to rear; range of built in wardrobes with shelving and hanging space with mirrored sliding doors; radiator; fitted carpet.

Boiler Room

Handy storage space with Valliant boiler; window to side; shelving; coat hooks; linoleum flooring.

First Floor

First Floor Landing

Carpeted stairs to first floor landing with integrated shelved cupboards with sliding doors to side; oak doors to bedroom 1 and shower room; hatch to attic; smoke alarm; radiator.

Bedroom 1

Bright double bedroom with windows to front and side; television connection point; freestanding wardrobe; spotlights; slight comb ceiling; radiator; fitted carpet.

Shower Room

Modern suite of WC and wash hand basin in vanity unit with cupboards and mains shower cubicle with rainforest head and glass screens; tiles to walls; obscure window to rear; heated towel rail; full height mirror; spotlights with composite ceiling panels; extractor fan; wood effect linoleum.

OUTSIDE

Garden

The rear garden is laid to paving and gravel areas for ease of maintenance; large outside studio room with window and door to front with power; wooden garden shed; outside light; outside tap; drying lines; gas box to side.

VIEWING

By appointment with the Selling Agent on 01556 504038.

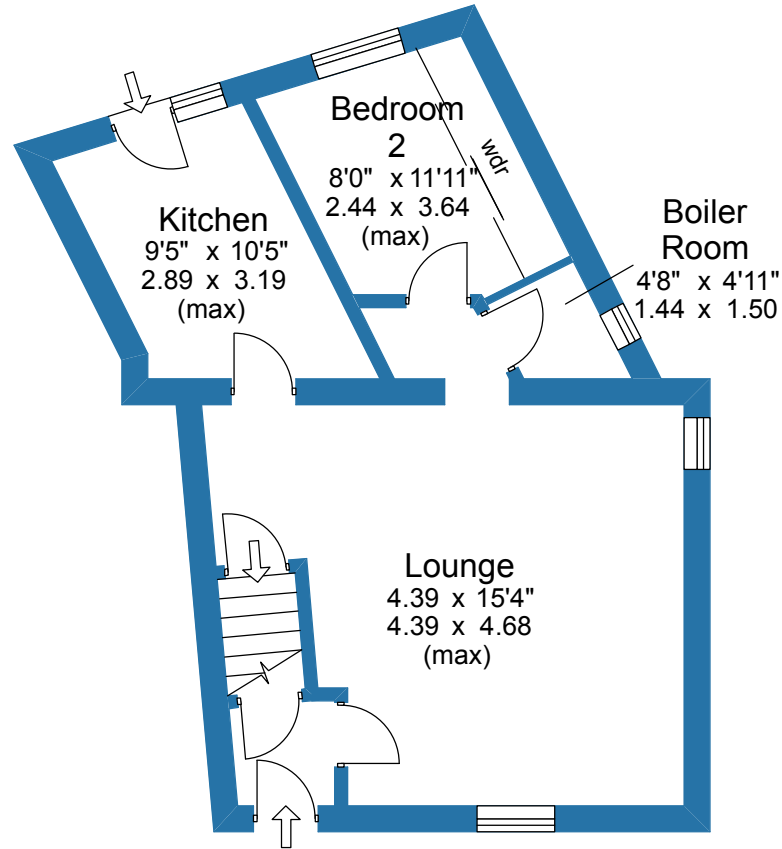
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

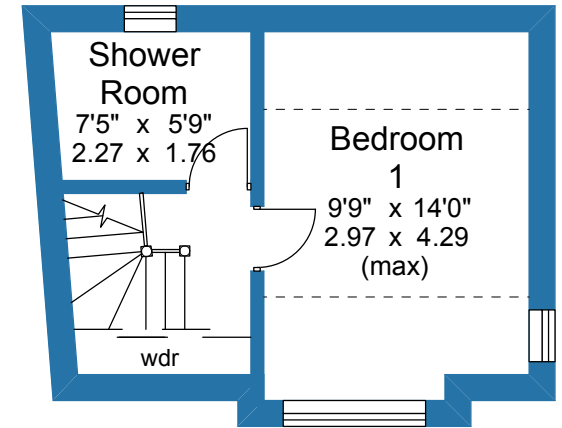
OFFERS

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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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33 High Street
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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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