



2 Burn Street, Dalbeattie, DG5 4AE

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Well presented, newly refurbished and decorated one bedroomed terraced house close to the town centre.

Ground Floor

- + Hall
- + Sitting Room/Kitchen

First Floor

- + Bedroom
- + Bathroom

EPC Rating D

LOCATION

2 Burn Street is located in Dalbeattie town centre. Dalbeattie offers primary and secondary schooling, shops, local food stores and a health centre. 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 traditional one bedroomed mid terraced house. The property benefits from electric heating and double glazing and has been recently redecorated and refurbished. The property would ideally suit a first time buyer or buy to let investor.

ACCOMMODATION

Ground Floor

Hall

Part glazed wooden front door opens to hall; carpeted stairs to first floor; cupboard housing electric meter and fuse box; vinyl grey plank effect flooring; glazed door to sitting room/kitchen; smoke alarm.

Sitting Room/Kitchen

Two windows to front with deep ledges/window seats; vinyl grey plank effect flooring; electric storage radiator; TV aerial connection; shelf.

Kitchen area – white wall and floor units; stainless steel sink and drainer with mixer tap; integrated Logic ceramic electric hob; Teba integrated electric oven; plumbed for washing machine; Blomberg fridge; switch for hot water; heat alarm; Newlec extractor fan.

First Floor

Carpeted landing; glazed doors to bedroom and bathroom; smoke alarm.

Bedroom 1

Window to front with deep window ledge/seat; electric storage radiator; fitted carpet; Velux window.

Bathroom

White suite of W.C, wash hand basin and bath; tiled splashback on bath and sink; vinyl grey plank effect flooring; Newlec extractor fan; storage cupboard with shelving; hatch to loft; opaque glazed window to front; hatch to loft.

VIEWING

To view this property please contact the selling agents during business on 01556 611247.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property DG5 4AE.

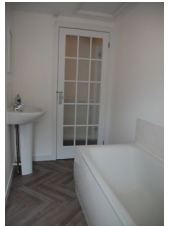
OFFERS

Offer 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.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247

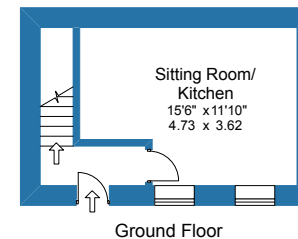


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

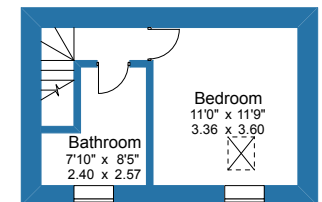
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Ground Floor



First Floor

For illustrative purposes only. Not to scale.