



1 St. Peter's Court, Craignair Street, Dalbeattie, DG5 4AX



1 St. Peter's Court, Craignair Street, Dalbeattie, DG5 4AX

"Spacious, semi-detached, bungalow conversion in a quiet location convenient to Dalbeattie town centre"

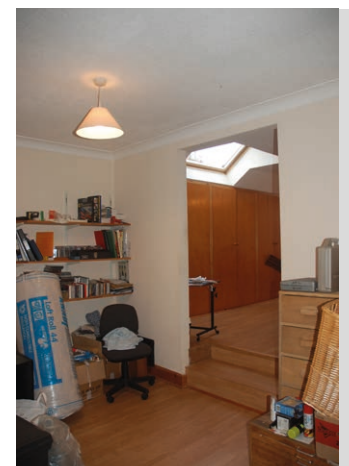
Ground Floor

- + Lounge
- + Kitchen
- + Two Double Bedrooms
- + Wet Room
- + Study Area
- + Shower Room

Outside

- + Off Street Parking

EPC Rating C



LOCATION

The property is located within the grounds of St. Peter's Church and a short walk from Dalbeattie town centre. Dalbeattie offers both Primary and Secondary Schools, local shops, garden centre, health centre and churches. 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 and Sandyhills just a few more miles away.

DESCRIPTION

Spacious, two bedroom, semi-detached bungalow conversion with off street parking. The property was renovated in 1998 and provides spaciouly laid out, light filled ground floor accommodation with modern fitted kitchen and bathrooms. It features UPVC double glazing and gas central heating.

The outside area is laid to tarmac and provides off street parking.

ACCOMMODTION

Ground Floor

Entrance Hall

Part glazed UPVC external front door; fitter corner cloaks cupboard with hanging space and shelving; cupboard housing electric meter; large obscure glazed screen providing light from the lounge; smoke alarm; fitted carpet; radiator.

Kitchen

Large window to the rear; cream coloured fitted floor and wall units with wood effect worktops; stainless steel sink and drainer with mixer tap; fitted storage shelves; space and plumbing for washing machine and dishwasher; space for fridge freezer; electric cooker point; Ideal gas central heating boiler; wood effect laminate flooring.

Lounge

A well proportioned, light filled room with large window and a deep sill to the front; television aerial point; broadband point; fitted carpet; radiator.

Inner Hall

Hatch to the floored attic accessed by a fitted ladder; built-in shelved storage cupboard; smoke alarm; carbon monoxide alarm; fitted carpet.

Wet Room

A bright room with a large obscure glazed window and a deep sill; modern white suite of w.c. and wash-hand basin; non-slip wet room flooring with Mira electric shower unit; Respatex to walls; extractor fan; radiator.

Bedroom 2

A good sized double bedroom with window to the rear; television aerial connection; fitted carpet; radiator.

Study Area

Window to the rear; fitted storage shelving; broadband connection point; wood effect laminate flooring; radiator; steps opening in to bedroom 1.

Shower Room

Obscure glazed window; modern suite of w.c. and wash-hand basin; Triton electric corner shower cabinet with glass sliding doors and a tiled splash-back; extractor fan; isolator; wood effect laminate flooring; radiator.

Bedroom 1

Most spacious room with three fitted wardrobes (1 consisting of shelving and the other 2 of hanging space and shelving); two Velux roof windows; coombed ceiling; television aerial point; broadband point; wood effect laminate flooring; radiator.

OUTSIDE

Outside Area

The outside area located at the front of the property is laid to tarmac providing off street parking. Outside light; gas meter. A common passageway shared with neighbouring properties gives pedestrian access to Maxwell Street.

VIEWING

By appointment with the Selling Agents on 01556 503744

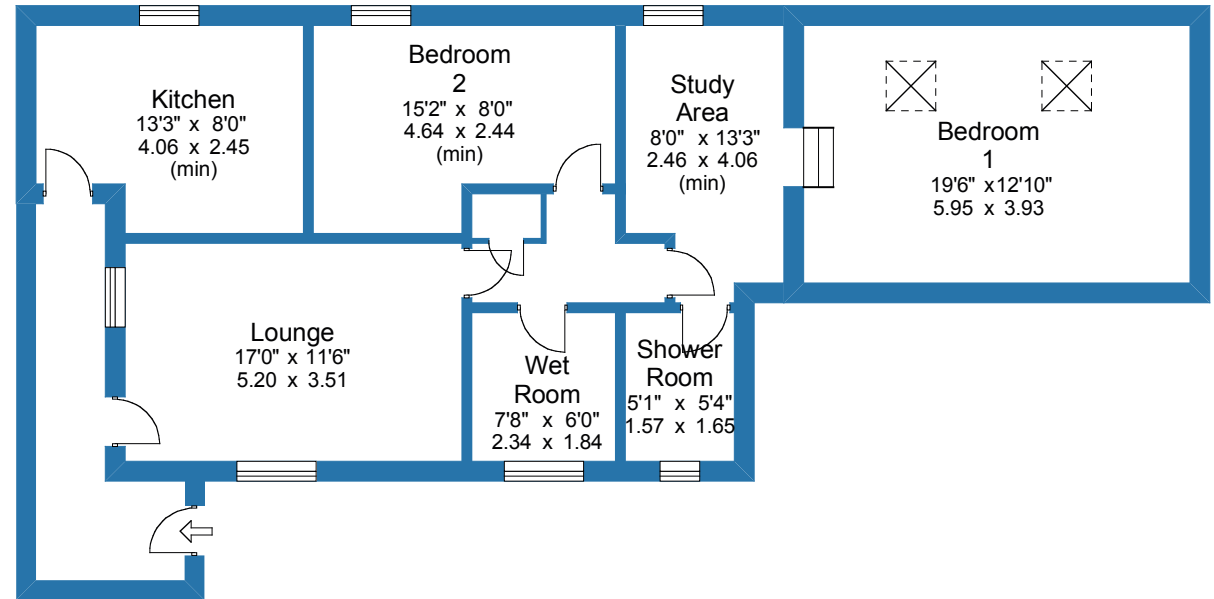
HOME REPORT

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.

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.





For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

27 St Cuthbert Street
Kirkcudbright
DG6 4DJ
01557 330539

135 Irish Street
Dumfries
DG1 2NT
01387 255351

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

