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WILLIAMSON
& HENRY
Solicitors & Estate Agents



3 GALLA AVENUE

DALBEATTIE, DG5 4JZ

Well proportioned, light, bright 3 detached bedroom bungalow located in a quiet residential location.



Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Sun Room
Double Bedroom 1
Double Bedroom 2
Single Bedroom 3
Kitchen
Rear Vestibule
Shower Room

Outside:

Garage
Front & Rear Garden

uPVC double glazing and
gas central heating.

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3 Galla Avenue is a well-positioned detached bungalow located in a quiet residential location on the outskirts of Dalbeattie with bright spacious accommodation throughout.

Dalbeattie has a very good range of local facilities, retail outlets, pubs and restaurants. The town benefits from the recently modernised Dalbeattie Learning Campus and newly built Health Centre. There are also a number of sporting activities available, including tennis courts (situated in Colliston Park), golf course, badminton, and the renowned "7 stanes" mountain bike course.

The town itself is well sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes' drive away. The regional market town of Castle Douglas (also known as "The Food Town") and the Artists' Town of Kirkcudbright are also nearby.

ACCOMMODATION

Accessed via a paved path from the front garden through a uPVC obscure glazed door into:-

ENTRANCE VESTIBULE

Fitted carpet. Wooden coat hooks. Wooden glazed door into:-

L SHAPED RECEPTION HALLWAY

Bright reception hallway with doors leading off to all bedrooms, kitchen, sitting room and bathroom. Door with fitted mirror opens into large walk-in storage cupboard with shelves and fitted carpet. Ceiling cornicing. Loft access hatch. 2 ceiling lights. Smoke alarm. Heat sensor. Thermostatic controller. 2 radiators with shelving above. Fitted carpet. Etched glazed wooden door leading into:-

SITTING ROOM

Bright, spacious front facing sitting room with ample natural light from large uPVC double glazed window overlooking the front garden with curtain track and curtains above. Venetian blinds. Radiator. TV aerial point. Ceiling light. Carbon monoxide

detector. Living flame effect gas fire with marble hearth and surround. Ceiling cornicing. Wooden doors opening into:-

DINING ROOM

Bright, spacious, rear facing dining room which can be accessed directly from both the sitting room, kitchen and sun room. Fitted carpet. Radiator with wooden shelf above. uPVC double glazed window with Curtain pole and curtains above. Ceiling light.

SUN ROOM

Bright, light and airy sun room with uPVC double glazed doors leading out to the garden. Fitted carpet. uPVC double glazed windows on 2 walls. Curtain track and curtains. Radiator with shelving above. Ceiling light.

KITCHEN

Range of Beech effect fitted kitchen units with laminate work surfaces providing ample storage and preparation space. Tiled splash backs. Tile effect vinyl flooring. Extractor fan. Integrated electric hob. Space for built in oven. Connections for gas or electric. Under counter freezer. Stainless steel sink with mixer tap and drainer. uPVC double glazed tilt and turn window to rear. Breakfast bar area. Radiator. Ceiling cornicing. Fluorescent strip light. Wooden ornate glazed door leading to:-

REAR VESTIBULE

Step down from the kitchen into utility area/rear vestibule. Solid floor. Plumbing for washing machine. Laminate work surface. uPVC double glazed window to rear. Roller blind. uPVC double glazed door leading out to rear garden.

SHOWER ROOM

Suite of white wash hand basin inset into vanity unit and W.C. Vinyl anti slip flooring. Radiator. Respatex style wall paneling to waist height. Obscure glazed tilt and turn window to rear with curtain pole and curtains above. Large walk in shower cubicle with Mira electric shower. Extractor fan. Dimplex wall mounted heater. Built in mirror. Shaver point. Ceiling lights.

DOUBLE BEDROOM 1

Good sized rear facing double bedroom which is currently being used as a study. This room has a pleasant outlook over the garden and benefits from ample natural daylight from a large uPVC double glazed tilt and turn window. Curtain pole and curtains. 3 double wardrobes with hanging rail and shelving. Radiator.

DOUBLE BEDROOM 2

Another good sized double bedroom which overlooks the front garden. Fitted carpet. uPVC double glazed tilt and turn window with curtain track and curtains above. Venetians blinds. Radiator. Built in wardrobe with hanging rail and shelving. Ceiling cornicing. Ceiling light.

SINGLE BEDROOM 3

Overlooks front garden. Currently used as a study. Fitted Carpet. UPVC double glazed tilt and turn window with curtain track and curtains above. Venetian blinds. Radiator with shelving above. Double doors into wardrobe with one side shelved. Ceiling cornicing. Ceiling Light.

OUTSIDE

GARAGE

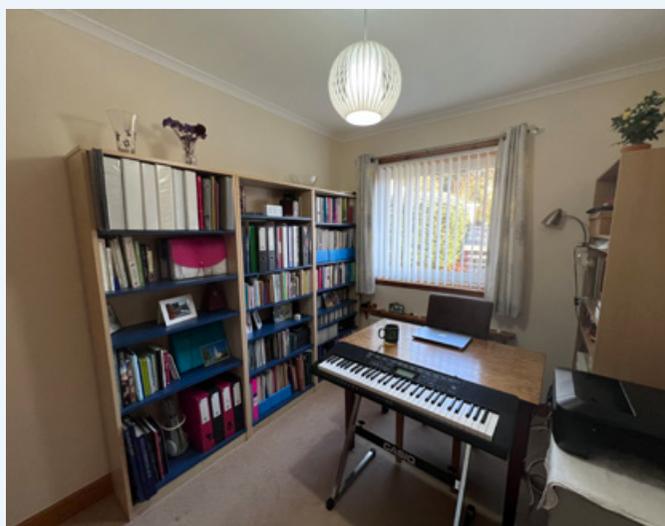
GARDENS

Set back from the pavement the front garden is mainly laid to lawn bordered by mature shrubs with a paved driveway to one side leading to a single garage and path leading to the rear of the property.

The rear garden is mainly laid to lawn with mature shrubs.

BURDENS

The Council Tax Band relating to this property is E.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

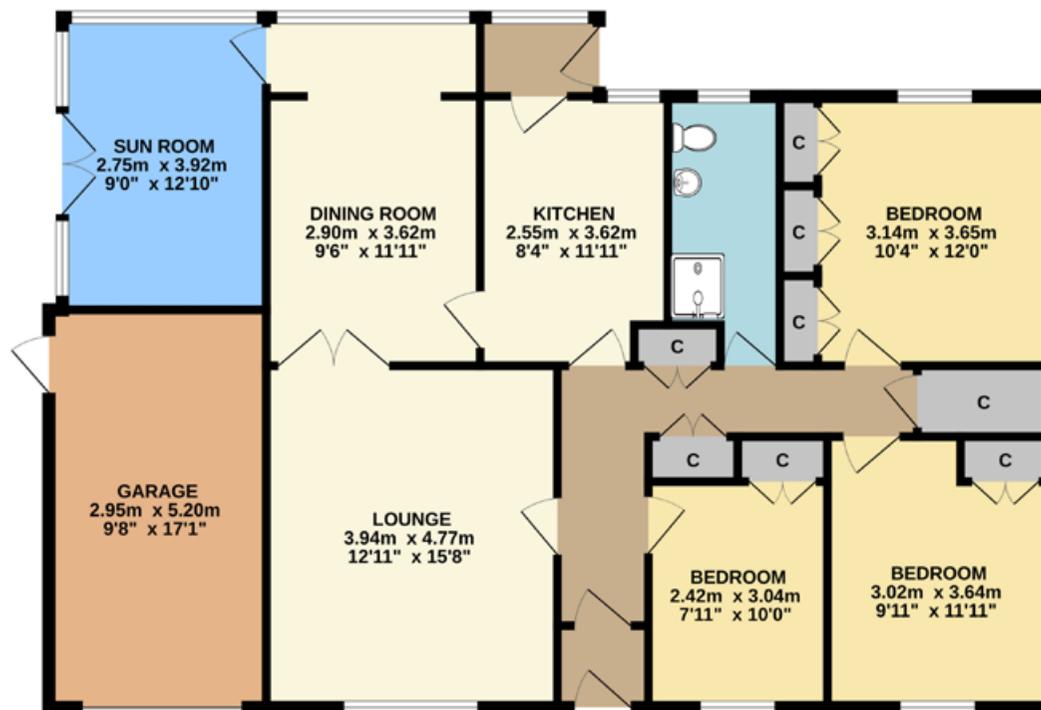
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CUNNR01-01



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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