



# Walker & Sharpe

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**52 Maxwell Park, Dalbeattie, DG5 4LS**  
**Offers Over £290,000**

*This well presented four bedroom detached home benefits from generously proportioned rooms offering comfortable living accommodation. The property is situated near the end of a quiet cul-de-sac in the desirable residential area of Maxwell Park and is within close proximity to all local services and amenities. Viewing is highly recommended to fully appreciate this property.*

**Generous private Garden**  
**Double Glazing**  
**Well Presented**  
**Garage**  
**Well proportioned rooms**  
**Driveway**

**EPC- F**

**Please phone 01387 267222 to arrange a viewing.**



Member

## General Information

### Accommodation

Entrance by UPVC door with frosted glass panel into entrance vestibule.

#### **Entrance Vestibule**

4'11" x 4'3"

1.5m x 1.3m

Fitted carpet, light, built in cloakroom cupboard space, double glazed window with blind looking onto the front of the property. Wooden door and window with glass panel leading into the hallway.



#### **Hallway**

Fitted carpet, spotlights, stairs leading to upper accommodation. radiator, understairs cupboard, wooden door to understairs WC room, wooden doors with glass panels into the kitchen and living area.



#### **Living / Dining Room**

13'1" x 23'11"

4m x 7.3m

Open plan living/ dining room, Fitted carpet, 2 radiators, double glazed window to front. spotlights, TV point, patio doors leading into the conservatory at the rear of the property.



#### **Conservatory**

12'2" x 8'10"

3.7m x 2.7m

Fitted carpet, slanted roof with two opening windows. all glass, opening window to the side of the conservatory and an opening door to the



other side of the conservatory, radiator, two wall lights.



#### Kitchen/ Diner

10'6" x 9'10"

3.2m x 3m

Fitted base and wall units, integrated oven and grill, electric cooker top. Ceramic sink and drainer, double glazed window to the rear onlooking the garden. Fridge, radiator, TV point, wooden door with glass panels to the utility.



#### Utility

9'6" x 5'11"

2.9m x 1.8m

UPVC door to garden, double glazed window to rear. Washing machine, tumble dryer, freezer, plastic sink and drainer, with cupboard underneath, wooden door to garage.



#### WC

4'7" x 4'7"

1.4m x 1.4m

Tiled flooring, WC, wash hand basin, fan, light, hand towel rail.

### First Floor Landing

Carpet, spotlights, access to attic. smoke alarm, wooden doors to 4 bedrooms, airing cupboard and shower room.

### airing cupboard

Water tank and water heating panel, Fitted carpet, small cupboard to the back, built in Shelves, light, plug socket



### Bedroom 1

13'1" x 10'10"

4m x 3.3m

Fitted carpet, double glazed double window to front, radiator, built in wooden wardrobes, built in wardrobe behind mirrored sliding door



### Bedroom 2

11'6" x 10'10"

3.5m x 3.3m

Heating controls, Fitted carpet, built in wardrobe and draws, double glazed window to front.



### Bedroom 3

9'10" x 10'6"

3m x 3.2m

Fitted carpet, radiator, window to rear, built in storage cupboard.





#### Bedroom 4 / Office

8'2" x 10'6"

2.5m x 3.2m

Fitted carpet, double glazed window to rear, radiator.



#### Garage

Shelves, electric door, plug socket, meters.



#### Shower Room

8'6" x 6'11"

2.6m x 2.1m

Tiled flooring, walls, WC, wash hand basin, shower enclosure, radiator, towel rail window to rear.



#### Exterior

The front of the property is paved providing a generous driveway with a section of grass. A

concrete pathway leads from the front to the rear of the property. The rear garden consists mainly of grass.

#### **Included**

White goods such as the electric cooker, washing machine and tumble dryer

#### **Council Tax - Band E**

#### **Home Report**

To download Home Report – Contact Selling Agents.

#### **Notes**

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.