



1 Galla Drive, Dalbeattie, DG5 4LA

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“Spacious, detached bungalow with multiple reception rooms, within a desirable residential area on the edge of Dalbeattie.”

Accommodation

- + Entrance Vestibule
- + W.C.
- + Hall
- + Lounge
- + Sun Room
- + Kitchen
- + Dining Room
- + 2 Bedrooms
- + Shower Room

External

- + Garage
- + Driveway
- + Garden

EPC Rating D



Location

1 Galla Drive sits in an elevated position within a quiet, sought after residential area on the edge of Dalbeattie. 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 and Sandyhills just a few more minutes away.

Description

Detached, two bedroom bungalow offering spacious, well-presented accommodation throughout. 1 Galla Drive benefits from having multiple reception rooms, with several rooms enjoying views towards Rounall and Barhill woods. It has full UPVC double glazing and gas central heating. An integral single garage, driveway and sunny aspect rear garden complete the accommodation on offer. The property would make an ideal family home or buy to let investment.

Viewing is highly recommended to appreciate the accommodation on offer.

Accommodation

UPVC double glazed obscure glass door to the side of the property into entrance vestibule.

Entrance Vestibule

UPVC skylight windows. Vinyl flooring. Partitioned wall, almost to full height, to W.C. Metal, double glazed patio doors to hall.



W.C. 1.82m x 1.12m

Obscure glass window to front and 2 to sides. Skylight windows. White suite of W.C. and wash hand basin. Tiling to ½ height. Central heating radiator. Vinyl flooring.

Hall

Central heating radiator. 2 smoke alarms, thermostat and telephone point. Wooden shelving and 2 small cupboards, one housing electric meter and fuse box. Hatch to attic. 2 shelves. Cupboard with hanging rail, shelf, Philips alarm controls and coat hooks. Further cupboard housing Worcester combi boiler and heating controls with shelving. Large walk in cupboard with shelving, light and power points. Obscure glass door with matching side panels into lounge.

Lounge 5.28m x 3.63m (at widest)

Metal double glazed patio doors to sun room, with large matching panel to side. Gas fire with marble effect surround and mantelpiece. Central heating radiator. Television point and telephone point. 2 wall lights. Smoke alarm. Shelf.

Sun Room 2.87m x 2.77m

A range of windows to rear and to side with vertical blinds. Television point. UPVC double glazed door to side, giving access to rear garden.

Kitchen 3.48m x 2.51m (excluding doorway)

Window to rear. Range of modern wall and floor mounted units with black stone effect worktops and tiled splashback. Stainless steel sink and single drainer. Integrated Lamona oven and gas hob with extractor above. Space for fridge freezer and washing machine. Central heating radiator. Xpelair extractor fan. Smoke/heat alarm. Towel rail. Vinyl flooring.

Dining Room 4.22m x 3.75m

This room would suit a variety of purposes and has been used as a dining room, sun room and bedroom previously. Fake fireplace with shelving above. Range of windows to sides. Central heating radiator. 2 wall lights. Television point. Vinyl flooring. Wood beamed ceiling. UPVC double glazed patio doors to rear, giving access to rear garden.

Bedroom 1 4.09m x 3.04m (excluding doorway)

Window to front with vertical blinds. Central heating radiator. Built in double wardrobe with hanging rail and shelf. Television point.

Bedroom 2 3.48m x 2.87m

Window to front with vertical blinds. Central heating radiator. Built in double wardrobe with shelf.

Shower Room 2.54m x 1.58m

Obscure glass window to side, into entrance vestibule. Modern white suite of W.C., wash hand basin with built in cabinet and shower cubicle with Mira Excel shower and 2 grab rails. Respatex to full height at shower cubicle and tiling to ½ height elsewhere. Mirror with spotlights above. Heated towel rack. Extractor fan. Vinyl flooring.

External

The small front garden is laid mainly to gravel. Steps to an upper section by property with a border of mature bushes and shrubs. Driveway with handrail to side. Outdoor light and tap. A metal gate leads to a gravelled path around the side of the property where a wooden gate gives access to the rear garden.

The rear garden is laid mainly to lawn with borders of mature bushes, shrubs and small trees. Patio area by property. Outdoor light and tap. Rotating clothes dryer. Area of wooden decking over two levels by dining room. Paved section in corner with 2 stores.

Garage 5.13m x 2.6m (at widest)

Brick built garage with concrete base and up and over door. 2 small UPVC double glazed windows above garage door. Power and light. Gas meter. Small workbench, hooks and shelving. Door to hall.

VIEWING

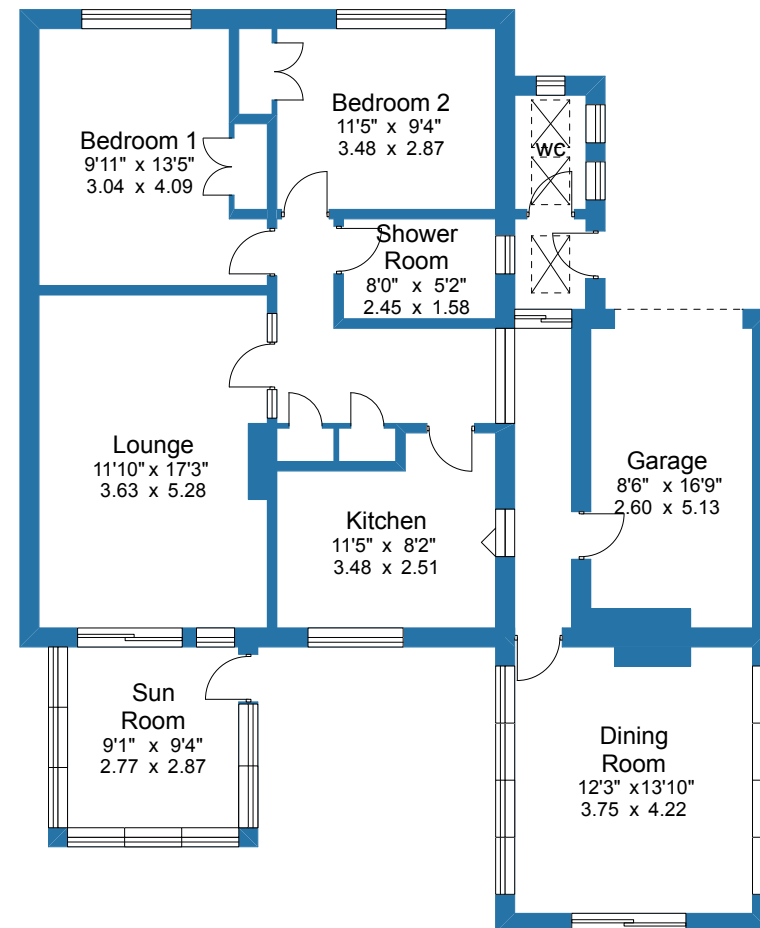
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

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.



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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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