



**7 Maxwell Park, Dalbeattie, DG5 4LR**

**GG&B**  
PROPERTIES



# 7 Maxwell Park, Dalbeattie, DG5 4LR

“Spacious, detached bungalow with views and sunny aspect garden in a desirable residential area on the edge of Dalbeattie”

## Accommodation

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Utility Room
- + W.C.
- + 3 Double Bedrooms
- + Wet Room

## External

- + Garage
- + Outbuilding
- + Garden
- + Driveway

EPC Rating E

Council Tax Band F



**LOCATION**

7 Maxwell Park is located within a cul-de-sac in a peaceful, sought after residential area on the edge of Dalbeattie. The rear of the property enjoys beautiful views of the surrounding countryside. 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**

Detached 3 bedroom bungalow offering spacious accommodation throughout. The property has generously sized, sunny aspect garden grounds to the front and rear, as well as a garage, outbuilding and driveway with space for one vehicle. It benefits from oil fired central heating and partial UPVC double glazing. 7 Maxwell Park would benefit from some modernisation but once works have been completed, the property would make an ideal family home.

Viewing is recommended to appreciate the accommodation on offer.

**ACCOMMODATION**

Wooden door into hall.

**Hall**

Wooden, single glazed window to front with roller blind. Central heating radiator. Walk in cupboard housing electric meter and fuse box with shelving, coat hooks and hanging rail. 2 further small cupboards with shelving. Telephone point, smoke alarm and thermostat. Hatch to partially floored attic with ladder. Shelf.

**Lounge                      5.75m x 4.23m (at widest)**

Spacious room with large picture window to rear with views to the surrounding countryside. Vertical blind. Fireplace with tiled hearth and mantelpiece. Television point. Central heating radiator. Smoke alarm and 2 carbon monoxide alarms. 2 wall lights. Shelf.



**Dining Room                      3.31m x 3.11m**

Window to front. Central heating radiator. Wood flooring.

**Kitchen                              3.1m x 2.61m**

Wooden double glazed window to front with roller blind. Range of wall and floor mounted units with tiled splashback and speckled stone worktops. Sink. Integrated Bosch oven, electric hob and extractor. Plumbed for dishwasher. Central heating radiator. Smoke alarm. Shelf. Walk in cupboard housing water tank with heating controls and shelving. Vinyl flooring.

**Utility Room                      3.8m x 2.76m (at widest)**

Wooden single glazed window to front with venetian blind. Ceramic Belfast sink with tiled splashback. Tiled shower cubicle with Mira electric shower, grab rail and curtain rail. Central heating radiator. Plumbed for washing machine and space for tall fridge freezer. 3 small cupboards. Shelving. Vinyl flooring. Door to W.C. UPVC double glazed obscure glass door to front garden and wooden single glazed door to rear garden.

**W.C.**

Wooden single glazed obscure glass window to rear. W.C. Vinyl flooring.

**Bedroom 1                        4.25m x 3.02m**

Window to side. Built in double wardrobe with hanging rail and shelving and further cupboards above. Central heating radiator.

**Bedroom 2                        4.2m x 3.14m (excluding doorway)**

Bright, double aspect room with windows to the rear and side. Built in double wardrobe with hanging rail and shelving and further cupboards above. Central heating radiator.

**Bedroom 3                        3.29m x 3.12m (excluding doorway)**

Window to rear. Built in wardrobe with hanging rail and further cupboards above. Central heating radiator.

**Wet Room                        2.33m x 2.31m**

2 wooden single glazed obscure glass windows to front. White suite of W.C. and wash hand basin. AKW shower with glass shower screen. Respatex to full height at shower and to half height at W.C. and wash



hand basin. Heated chrome towel rail. Shaving light with mirror. Grab rail. Coat hook. Vinyl flooring.

**EXTERNAL**

The front garden is laid to lawn with bush and shrub borders. A paved path leads to the front door and runs along to the side of the property. Tiling at covered entrance by front door. 2 outdoor lights. Driveway with space for one vehicle. A metal gate to one side of the property gives access to the rear garden.

The generously sized, sunny aspect rear garden is laid mainly to lawn with borders of mature shrubs, bushes and small trees. The rear garden benefits from a good level of privacy and enjoys lovely views of the surrounding countryside. Patio area. Rotating clothes dryer. A paved path runs along the rear of the property to a covered porch area. Outdoor light and tap. Doors to utility room, garage, outbuilding and boiler cupboard.

**Garage                              7.06m x 2.77m (at widest)**

Brick built garage with concrete base and up and over door. Power and light. Shelving. Oil tank. Wooden door to side.

**Outbuilding                      2.46m x 2.16m**

Attached to the garage. Brick built with concrete base.

**Boiler Cupboard**

Houses Worcester oil boiler.

**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**

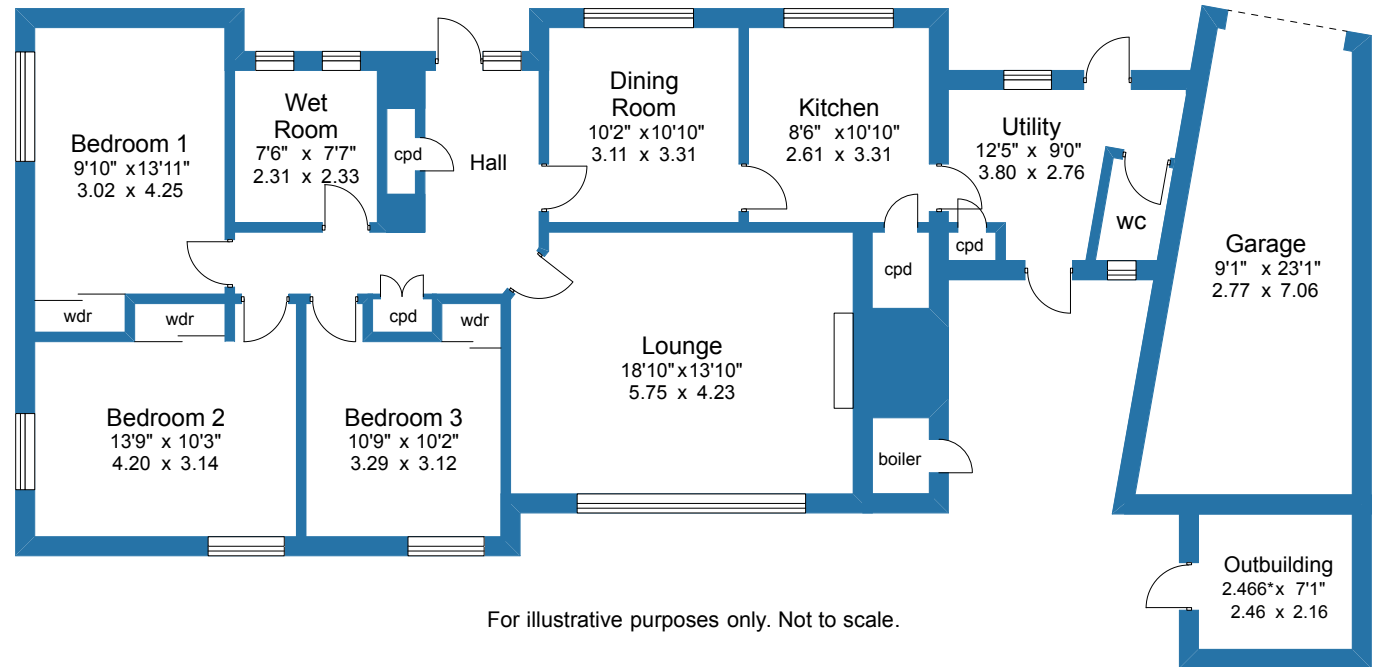
A Home Report has been prepared for this property and can be obtained by contacting the selling agent on 01556 611 247.

**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.







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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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