



Sandalwood, Barhill Road, Dalbeattie, DG5 4JD

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“Spacious and well-presented family home with generous garden grounds and direct access to Barhill Wood.”

Ground Floor

- + Hall
- + Lounge
- + Sun Room
- + Dining Room
- + Kitchen
- + Utility Room

First Floor

- + 3 Bedrooms
- + Wet Room

External

- + Garage
- + Large Car Port
- + Off Street Parking
- + Large Garden

EPC Rating D

Council Tax Band E



LOCATION

Sandalwood sits in an elevated position in a desirable 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, three bedroom house offering spacious, well presented accommodation and multiple reception rooms. The property benefits from gas central heating and UPVC double glazing. Externally, there are extensive, sunny aspect garden grounds to the front and rear as well as a garage, large car port and off street parking. The rear garden backs onto Barhill Wood and is abundant with wildlife including red squirrels and a variety of bird species. A gate provides direct access to Barhill Wood. Sandalwood will require some improvement works but once these have been completed, it would form an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC doubled glazed obscure glass door into hall.

Hall

Central heating radiator. Telephone point. Small cupboard housing electric meter and fuse box. Cupboard with coat hooks and shelving. Smoke alarm. Stairs to first floor. Grab rails. Wood flooring.

Lounge 4.58m x 4m

Window to side. Electric fire with marble hearth and wooden mantelpiece. Central heating radiator. Television point. Shelving. Wall light. Wooden sliding double doors with curtain rail above to sun room.

Sun Room 4.59m x 1.4m

A range of full length windows to front with venetian blinds and to side,

with side windows looking into hall. UPVC double glazed french doors to side, giving access to garden. Wood flooring.

Dining Room 4m x 3.36m (at widest)

Window to front. Central heating radiator.

Kitchen 4.38m x 3.36m (at widest)

Window to side with roller blind. Range of modern wall and floor mounted units with tiled splashback and black stone effect worktops. 1 ½ stainless steel sink and single drainer. Integrated Newworld gas hob, oven and cooker hood. Space for tall fridge freezer and dishwasher. Central heating radiator. Baxi combi boiler and heating controls. Smoke/heat alarm and carbon monoxide alarm. Tiled flooring. UPVC double glazed door to rear, giving access to car port and rear garden.

Utility Room 2.12m x 1.36m (at widest)

Obscure glass window to rear. Steps down. Space and plumbing for washing machine and tumble dryer. Shelving. Coat hooks. Gas meter. Tiled flooring.

Landing

Window to rear. Large cupboard with shelving and light. Hatch to partially floored attic with Ramsay style ladder and light. Smoke alarm.

Bedroom 1 4m x 3.61m (at widest)

Window to side. A range of built in wardrobes, drawers and cupboards with shelving and hanging rails. Central heating radiator.

Bedroom 2 4.05m x 3.37m (at widest)

Window to front with views across Dalbeattie. Central heating radiator. Telephone point. Shelving.

Bedroom 3 3.35m x 2.46m

Window to side. Central heating radiator.

Wet Room 2.14m x 1.76m

Obscure glass window to rear. Modern white suite of W.C. and wash hand basin with a range of built in cabinets. Triton electric shower, 2 grab rails and glass shower screen. Respatex to full height. Heated towel rail. Vinyl flooring.

EXTERNAL

The front garden is laid to lawn and bordered by hedges. Flower beds and apple trees. There is a patio by the property which wraps around one side of the house, providing the ideal place to enjoy the impressive views and sunsets to the South West towards Buittle Hill and wood. To the far side, a tarmac driveway leads up the side of the property to a paved area with access to garage and large car port and parking space for several cars.

The large, sunny aspect rear garden is laid mainly to lawn with a pleasing range of large mature trees, shrubs, bushes and flower beds. It backs directly onto Barhill Wood, with a wooden gate providing direct access. Steps and a paved path lead up the garden from the car port. 2 outdoor lights and tap. Wooden summerhouse with patio area adjacent. Greenhouse. Wooden shed. Vegetable patch. Section with granite boulders to the side of the garden with a small burn running through.

Garage 5.19m x 3.07m

Single stone block built garage with concrete base and wooden double doors with glazed panels. 2 wooden single glazed windows to side. Workbenches. Power and light. Shelving.

Please Note

All floor coverings and blinds are included in the sale. White goods may be available, subject to negotiation.

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.

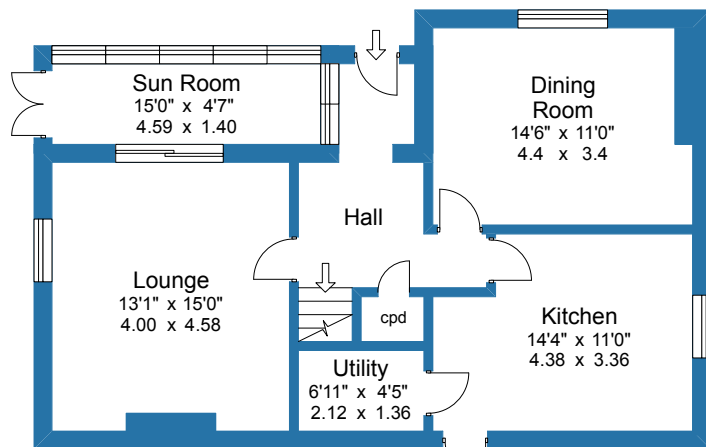
HOME REPORT

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.

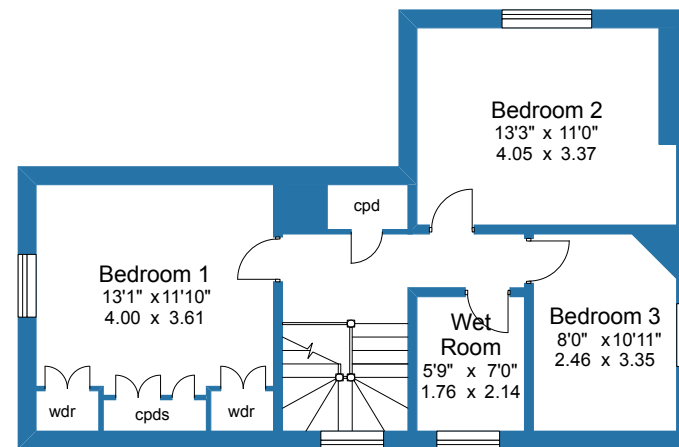
OFFERS

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.



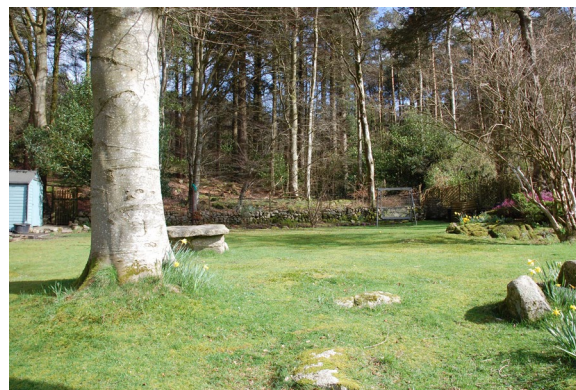


Ground Floor



First Floor

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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