



115 High Street, Dalbeattie, DG5 4BT

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“Traditional terraced house with two reception rooms close to Dalbeattie town centre.”

Accommodation

- + Hall
- + Lounge
- + Dining Room
- + Kitchen

First Floor

- + 2 Bedrooms
- + Bathroom
- + En Suite Shower Room

External

- + Garden

EPC Rating: D

Council Tax Band: B



LOCATION

115 High Street is located a short walk away from Dalbeattie town centre. 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

Traditional granite, two bedroom, terraced house offering spacious accommodation. 115 High Street benefits from gas central heating and UPVC double glazing (except where specified). The owners have carried out a number of recent improvements to the property including the installation of a new boiler, new UPVC windows to the front, new UPVC external doors and some replastering and roofing work. There is a private garden to the rear and on street parking is available to the front. 115 High Street will require some modernisation but once completed, it would ideally suit a first time buyer or buy to let investor. The property has previously been utilised as a private rental property.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed door with obscure glass panel above into hall.

Hall

Gas meter, fuse box and electric meter. Stairs to first floor. Understair cupboard with light. Coat hooks. Smoke alarm. Wood flooring.

Lounge

4.23m x 3.69m (excluding window)

Window to front with vertical blind. Open fireplace with brick surround and TV stand and shelf built in, wooden mantelpiece. Central heating radiator. Television point. Smoke alarm.

Dining Room

4.24m x 3.44m (excluding window)

Single glazed wooden window to rear. Former fireplace with wooden mantelpiece. Central heating radiator. Corner cupboard with further cupboard above. Telephone point.

Kitchen

4.3m x 3.36m (at widest)

Window to rear. Range of wall and floor mounted units with tiled splashback and speckled stone effect worktops. Stainless steel sink and single drainer. Central heating radiator. Space for electric cooker, washing machine and under counter fridge and freezer. New Ideal boiler and heating controls. Carbon monoxide alarm and heat alarm. Washing pulley. Wood and vinyl flooring. UPVC door to side, giving access to rear garden.

Landing

Smoke alarm. Hatch to attic. Doors to both bedrooms and bathroom.

Bedroom 1

3.63m x 3.32m

Window to rear. Central heating radiator. Cupboard with hanging rail and shelving. Door to en suite shower room.

En Suite Shower Room

2.33m x 1.12m

The en suite does not currently have a W.C. but could be reconfigured to allow one to be added. Obscure glass window to rear. White suite of wash hand basin and shower cubicle with Mira Jump electric shower. Central heating radiator. Extractor fan. Shelving and coat hook. Vinyl flooring.

Bedroom 2

3.55m x 3.21m (at widest)

Window to front. Central heating radiator. Coat hooks.

Bathroom

2.28m x 2.15m

Obscure glass window to front. White suite of W.C., wash hand basin with wooden cabinet below and bath. Tiling to full height at bath and to ½ height at rest of suite. Central heating radiator. Vinyl flooring.

EXTERNAL

The private rear garden is laid mainly to lawn. Gravelled area by property with steps and a paved path leading up the garden. Wooden shed. Washing line. Outdoor light and tap. There is a metal gate to neighbouring property, 117 High Street where a path gives shared pedestrian access to the High Street.

VIEWING

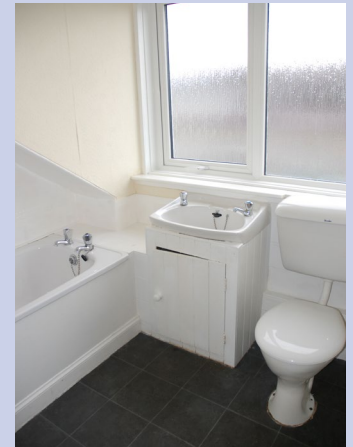
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

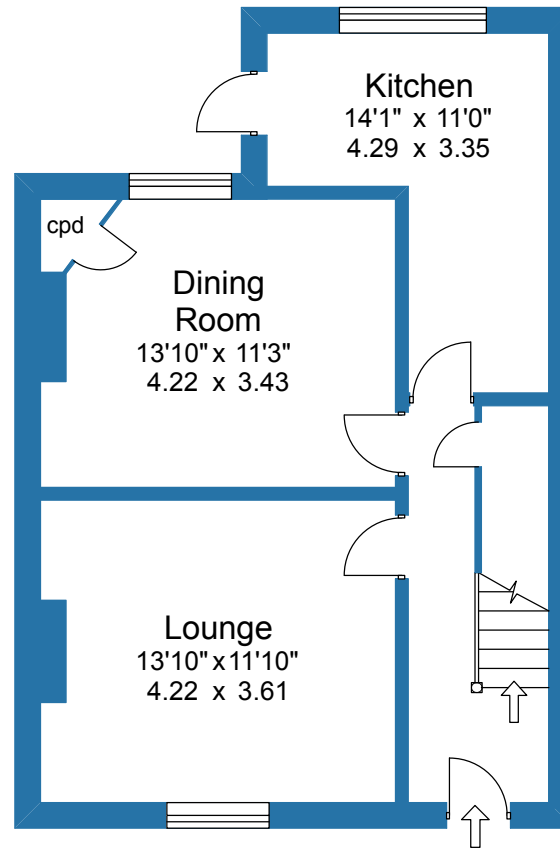
HOME REPORT

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.

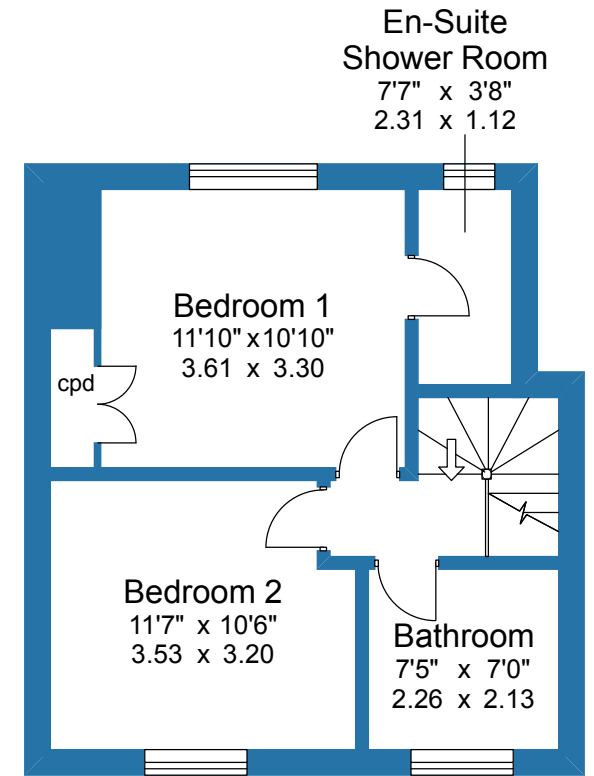
OFFERS

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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Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
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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