



21 Haugh Road, Dalbeattie, DG5 4AR

GG&B
PROPERTIES

21 Haugh Road, Dalbeattie, DG5 4AR

“Well presented semi-detached two bedroom bungalow within a desirable residential area on the outskirts of Dalbeattie.”

Accommodation

- + Hall
- + Sitting Room
- + Kitchen
- + Wet Room.
- + 2 Bedrooms

External

- + Garden
- + Detached Garage
- + Off Street Parking

EPC Rating D

Council Tax Band D



LOCATION

21 Haugh Road sits in a good sized plot within 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 & Sandyhills just a few more minutes away.

DESCRIPTION

Well presented, two bedroom semi-detached bungalow. The property benefits from a detached double garage and off road parking, full UPVC double glazing and gas central heating throughout. The attractive garden grounds to the front, side and rear of the property are easily maintained. The property would suit someone wishing to downsize or a young family.

ACCOMMODATION

UPVC half glazed front door opens to vestibule. Glazed door opens to hall.

Hall

Doors to sitting room, bedrooms, wet room and storage cupboard with hooks; fitted carpet; hatch to loft; radiator; BT connection point; Honeywell room thermostat.

Sitting Room

Dual aspect windows with large window to front and smaller window to side; electric coal effect sitting on a marble hearth and surround with wooden mantelpiece; fitted carpet; TV aerial connection point; radiator; glazed door to kitchen.

Kitchen

Window to side; range of wall and floor mounted kitchen units with tiled splashback and laminate worktops, Worcester combi gas boiler; stainless steel sink and drainer with mixer tap; plumbed for washing machine (Amica AWN 712D); space for freezer; space for fridge; Creda electric cooker with 4 plate hob; Ariston extractor hood; radiator; 2 large pantry cupboards; cupboard housing electric meter and fuse box; BT connection point; vinyl flooring; part glazed UPVC back door to rear garden.

Wet Room.

Obscure glazed window to rear; modern white suite of W.C. and wash hand basin with mixer tap and cabinet with shelf below; plumbed Mira mixer shower; shower rail; sealed flooring; radiator; part Respatex walls; Monsoon extractor fan.

Bedroom 1

Window to front; radiator; built in single wardrobe with shelf and hanging rail; fitted carpet; TV aerial connection point; wall mounted television bracket.

Bedroom 2

Window to rear; radiator; two built in wardrobes – one with hanging rail and shelf nad one shelves only; fitted carpet.

EXTERNAL

Garage

Detached single garage with up and over door; electric point and lighting.

The front garden is laid to gravel for ease of maintenance and a border of mature shrubs and bushes; there is also a small lawned area at the front. A tarmaced path at the side leads to the front door. Tarmaced driveway to side with turning space and parking.

The rear garden is laid to lawn and shrubs and a small patio area.

Exteranl gas meter.

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.

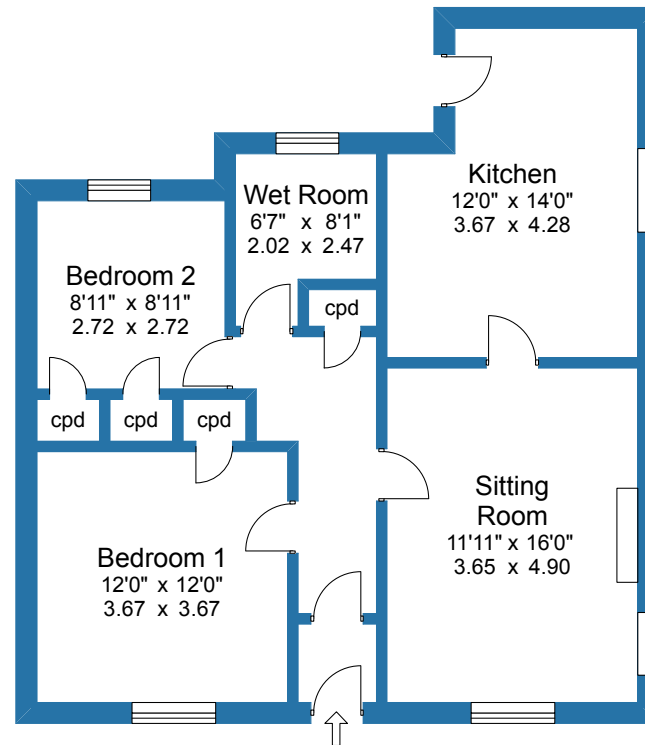
HOME REPORT

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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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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