



38 Dalbeattie Road
Dumfries | Dumfriesshire | DG2 7PL

FINE & COUNTRY

38 DALBEATTIE ROAD





With gorgeous views from almost every room, 38 Dalbeattie Road is excellently positioned and comprises a detached family home with ample parking and garaging. The property is quite unique in that while it is within walking distance of the hospital and town centre, it has views over the golf course and surrounding rolling hills to the rear, giving it a countryside feel while sat in the landscaped back garden.

The property was originally built in the 1920's and has undergone extensive renovation works during the present ownership, to include plumbing, heating, electrics, bathrooms, doors, windows and floors, and is in turnkey condition throughout. There are high quality fixtures and fittings, which blend with the restored and retained original features.

Accommodation:

The front door opens into a tiled vestibule, with glazed inner door leading into the reception hall. This welcoming space is filled with natural light via a large landing window and boasts polished restored wooden flooring (also evident in the sitting room and dining room). The impressive staircase features the original balustrade and there is a useful, deep understair cupboard.

There are two generous reception rooms. The sitting room enjoys a dual aspect and therefore benefits from sun all day, with French doors also opening out to the decking and garden. There is a very attractive wood floor and a reclaimed solid wood mantelpiece surrounding the multi-fuel stove. The adjacent dining room is very well-proportioned and enjoys views over the garden and beyond, with double, glazed internal doors leading through to the kitchen, creating an excellent 'flow'.

The kitchen is fitted with a great range of solid wood cabinets and complementary worksurfaces. Integrated appliances include a fridge/freezer and a dishwasher, and there is a Rangemaster oven and a ceramic sink. Sliding patio doors lead directly out to the decking, making alfresco entertaining easy. Just off the kitchen is a useful utility room and a separate pantry.

A stylish cloakroom with WC off boasts a 'secret' room beyond it, accessed from behind the tall mirror. This hidden room is currently used as a hobby/craft room, featuring a large window to the front elevation and would make the perfect fifth bedroom.













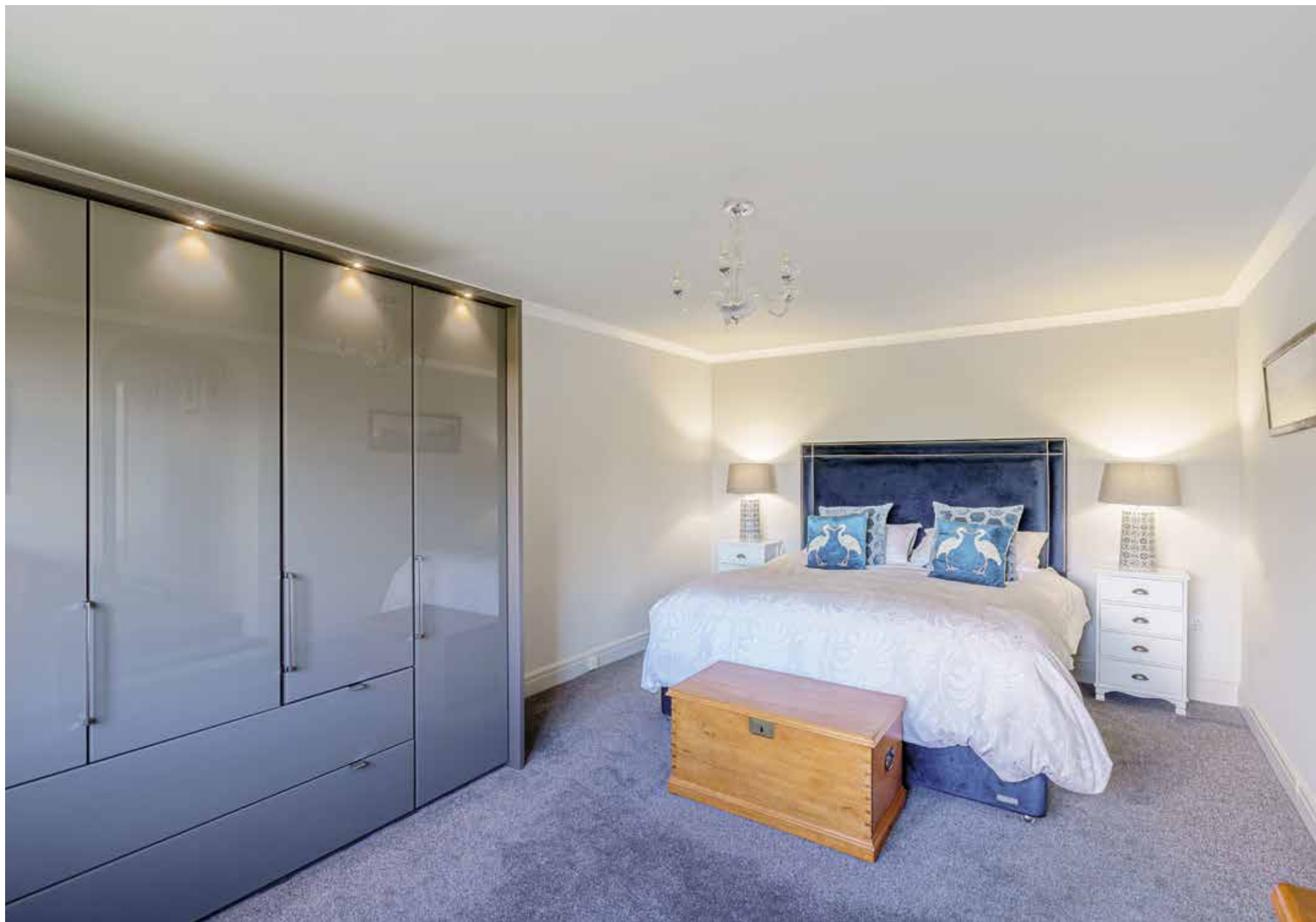
Upstairs there are four generous double bedrooms. The principal bedroom suite is very spacious and has fantastic views over the garden, golf course and beyond to the surrounding countryside. The contemporary en-suite shower room comprises a generous shower cubicle, attractive tiled floor, WC, heated towel rail and a wash hand basin set in a vanity unit.

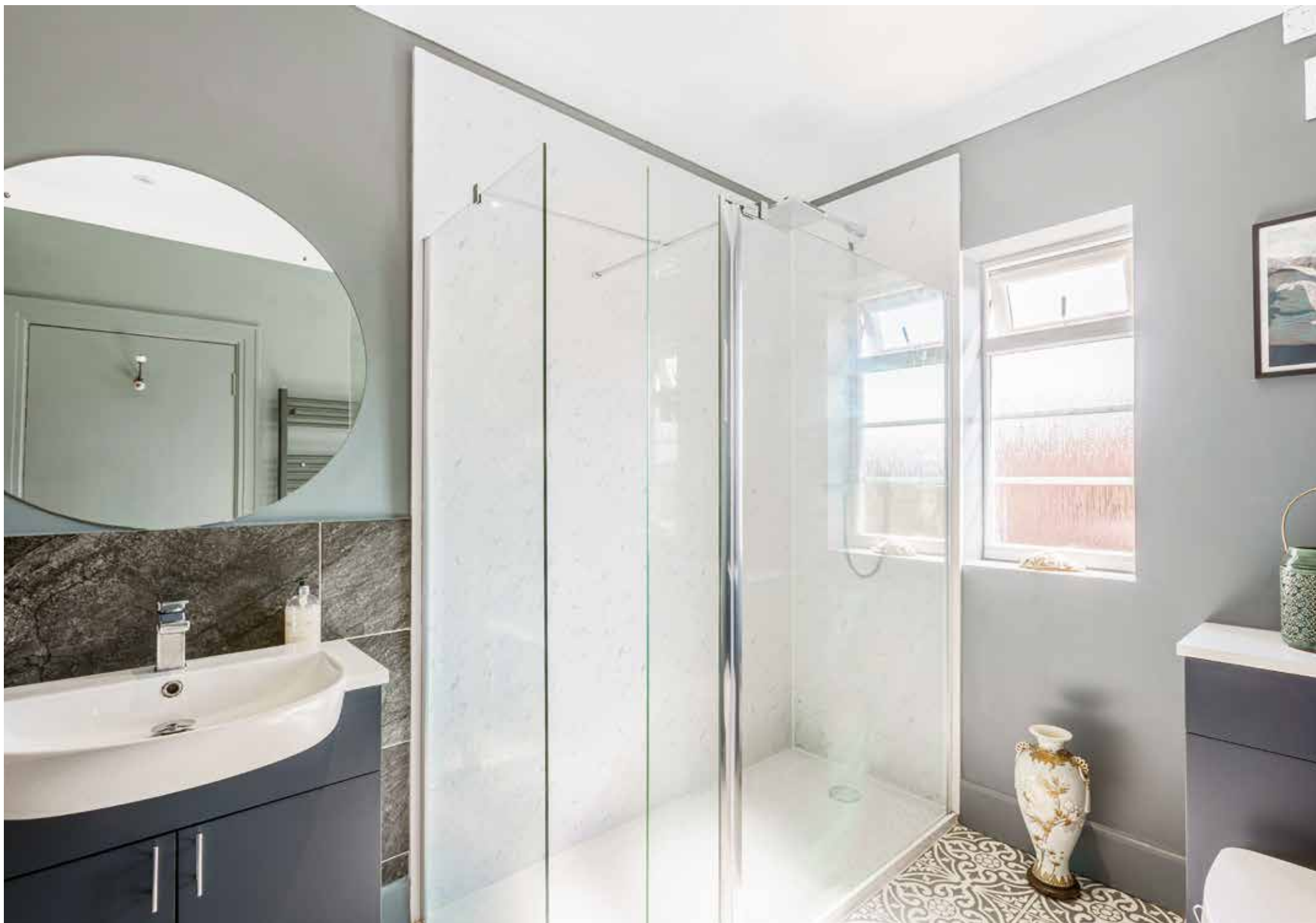
Two of the additional double bedrooms feature the same impressive views over the garden and golf course, and the fourth bedroom, presently used as an office, has a large window to the front elevation. The family shower room features contemporary wallpaper, an attractive tiled floor, spacious walk-in shower, WC, heated towel rail and wash hand basin set in a vanity unit.

It is worth noting that access to the attic is gained from the galleryed first floor landing. There is a built-in ladder and the attic is partially boarded and insulated.

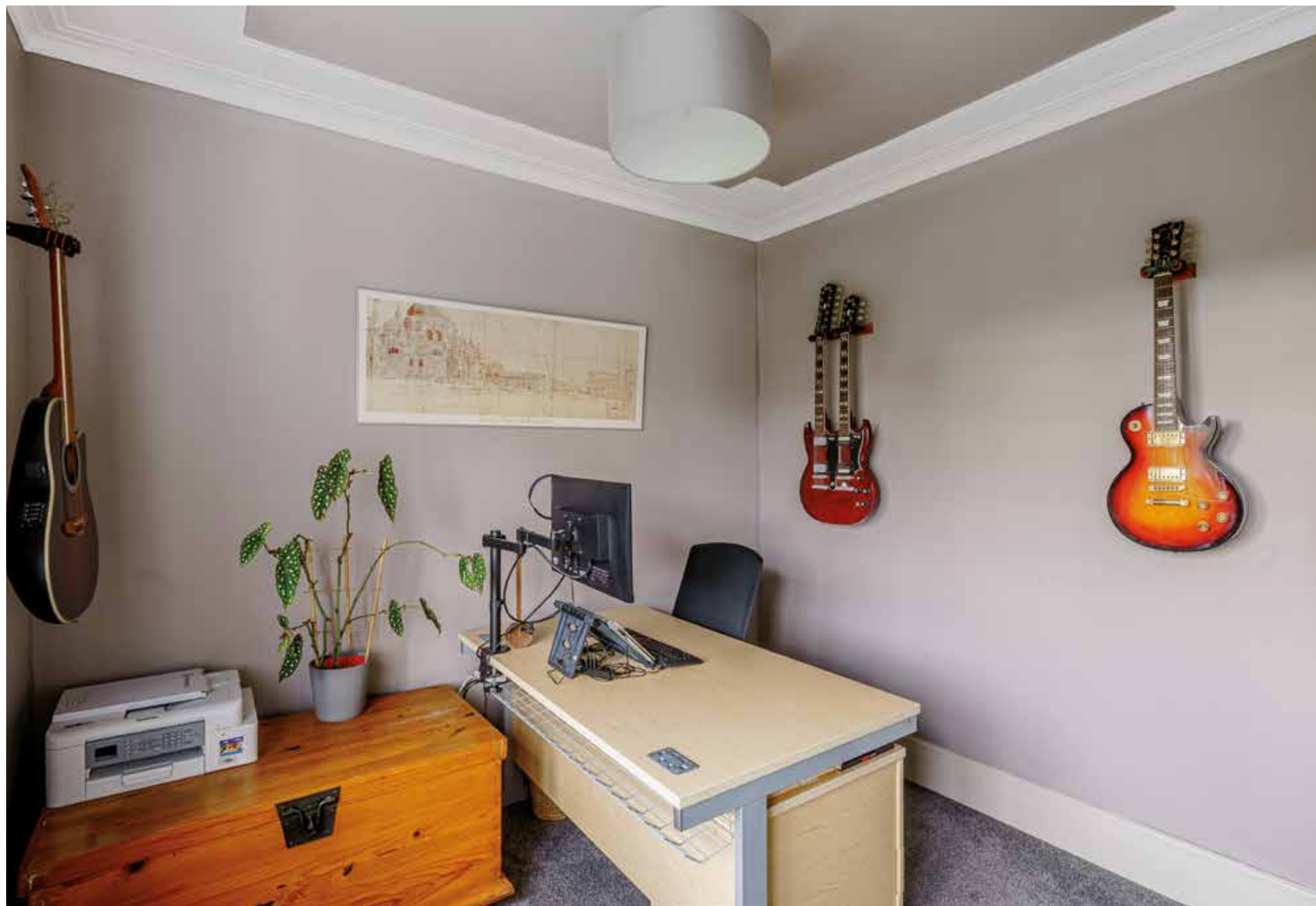












Outside

To the front of the property is a gravel driveway and a detached garage, with up and over door, power and light and EV charger.

The front garden is bordered by a hedge ensuring privacy and stocked with mature and established plants.

The rear garden is a gardener's paradise. The present owners are very keen gardeners and have created a very special and tranquil garden, with many areas to sit and enjoy the peaceful surroundings. At the top of the garden is the decking that is attached to the house, and which offers a lovely suntrap and great views. There are areas of lawn, colourful and established borders and winding pathways through the garden. There is a lovely timber gazebo, ideal for entertaining and positioned to catch the evening sun, a pond, raised vegetable beds, a greenhouse, shed, and a log store.

Local Area

The property is located in a sought-after area within Dumfries, only a short distance to the town centre amenities or edge of town retail areas. The town centre is within walking distance, as is Dumfries and Galloway Royal Infirmary.

Dumfries offers a wide choice of schooling, with the Crichton University Campus offering a wide variety of further choices. The railway station is a short distance away and both Glasgow and Edinburgh are easily accessible by car.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there are an abundance of good local courses with the region, with one right on the doorstep!









INFORMATION

Services:

Mains electricity, mains drainage, gas central heating and multi-fuel stove. Superfast broadband supplied by BT EE. Double glazed throughout. Burglar alarm and Verisure doorbell. EV charger attached to garage.

Local Authority: Dumfries & Galloway Council.

Council Tax Band: G

EPC: D

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/fineandcountrysouthscotland](https://www.facebook.com/fineandcountrysouthscotland) and Instagram on [@fineandcountrysouthscotland](https://www.instagram.com/fineandcountrysouthscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



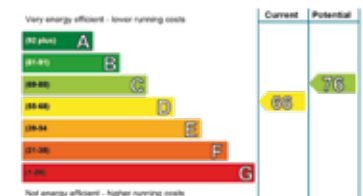


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 112.6 m² (1,213 sq.ft.) FLOOR 2 100.4 m² (1,081 sq.ft.)
TOTAL : 213.0 m² (2,293 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Scotland on



Fine & Country Scotland
The Bothy, Summerhill House, Summergate, Annan DG12 6SH
01896 829 569 | 01387 460 180 | scotland@fineandcountry.com

