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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# 33 WILLIAM STREET,

DALBEATTIE, DG5 4EN

Well-presented semi-detached 2 bedroom bungalow a short distance away from local amenities. No onward chain.



## Accommodation:

### Ground Floor:

Sun Porch  
Sitting Room  
Kitchen  
Inner Hallway  
Bathroom  
2 Double Bedrooms

### Outside:

Front and rear garden.  
Drive Way. Patio area.  
Wooden Shed. Garage.

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33 William Street is a well-proportioned two bedroomed semi-detached bungalow located in a popular residential location a short distance away from all local amenities. This bright spacious home is sure to suit a number of different buyers and benefits from no onward chain.

Dalbeattie has a very good range of local facilities, retail outlets, pubs and restaurants. The town benefits from the recently modernised Dalbeattie Learning Campus and newly built Health Centre. There are also a number of sporting activities available, including tennis courts (situated in Colliston Park), golf course, bowling green, badminton, and the renowned "7 Stanes" mountain bike course.

The town itself is well-sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes' drive away. The regional market town of Castle Douglas (also known as "The Food Town") and the Artists' Town of Kirkcudbright are also nearby.

## ACCOMMODATION

Entered from front garden through a uPVC door into:-

### SUN PORCH **1.66m x 2.82m**

Bright and spacious sun porch which provides the front entrance into the property. uPVC double glazed leaded windows and wood paneling on two walls. Wooden internal glazed window into sitting room. Fitted Carpet. 15 pane wooden glazed door into:-

### SITTING ROOM **3.76m x 4.50m**

Well-proportioned reception room with ample natural light from uPVC double glazed picture window to front with vertical blinds and curtain pole above. Wall mounted electric fire. Ceiling light. Radiator with thermostatic valve. TV aerial point. BT telephone point. Smoke alarm. Fitted Carpet. Window to sunporch with roller blind and curtain pole above. 15 pane wooden glazed doors leading to kitchen and inner hallway.

### KITCHEN **5.12m x 3.34m (narrowing to 2.21m)**

Entered through a sliding wooden glazed door from the sitting room this bright "L" shaped kitchen with space for dining benefits from a good range of modern shaker style fitted kitchen units. Laminate work surfaces and splashbacks. Stainless steel 1½ bowl sink with mixer tap to side. 4 burner integrated gas hob. Black high gloss chimney style Lamona extractor hood. Integrated Electrolux gas oven. Built-in wine rack. Space for under counter appliances. Two uPVC double glazed picture windows to rear with roller blinds. Ceiling spotlights. Fluorescent strip light. Heat sensor. Loft access hatch. uPVC double glazed door with roller blind leading out to rear garden.

### INNER HALLWAY **1.57m x 0.89m**

Entered from sitting room through a 15 pane wooden glazed door. Fitted carpet. Smoke alarm. Doorways leading off to 2 double bedrooms and bathroom. Walk-in cupboard providing ample storage space and housing Worcester gas combi-boiler. Loft access hatch.

### DOUBLE BEDROOM 1 (front facing) **3.60m x 2.61m**

uPVC double glazed window overlooking garden with vertical blinds and curtain rail above. Ceiling light pendant. TV aerial point. Radiator with thermostatic valve. Built-in wardrobe with hanging rail. Fitted Carpet.

### BATHROOM **2.05m x 2.08m**

Modern white suite of wash hand basin and W.C. Large walk-in corner shower cubicle with electric Mira shower. Respatex style wall panelling. uPVC obscure double glazed window to rear with roller blind. Ceiling light. Towel Ring. Radiator with thermostatic valve. Vinyl flooring.

### DOUBLE BEDROOM 2 (rear facing) **2.68m x 3.13m**

uPVC double glazed window overlooking garden with roller blind and curtain rail above. 2 large built-in wardrobes with hanging rail and shelving providing ample storage. Ceiling light. Radiator with thermostatic valve. Fitted carpet.

## OUTSIDE

### Front Garden

Tarmacadam driveway with parking for a car. Further gravelled area which could be used to extend the parking availability for 33 William Street if required. Bordered by wall to front and one side with fencing to other side. Flower beds containing a number of mature shrubs. Two wooden planters.

### Rear Garden

Concrete patio with steps leading up to a delightful terraced area providing an ideal spot for alfresco dining bordered by flower beds containing a variety of plants & mature shrubs. Enclosed by wall and fencing. Wooden garden shed.

### Garage

Single garage with up & over door located to the rear of the property accessed from William Grove.

## BURDENS

The Council Tax Band relating to this property is C.



## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

## SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

## ENTRY

Subject to negotiation.

## HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

## GENERAL ENQUIRIES, VIEWING & OFFERS

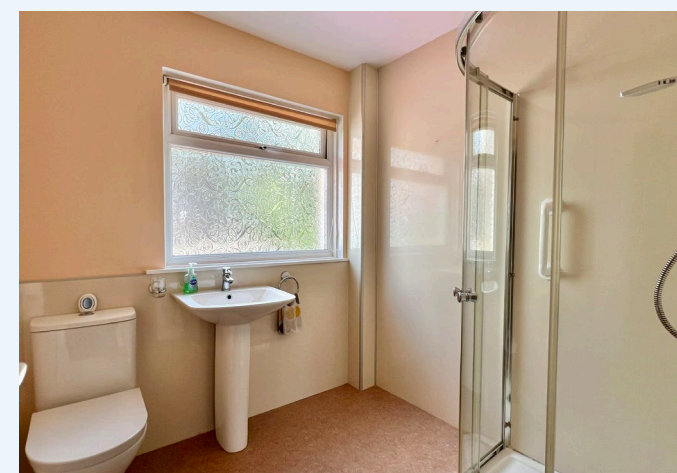
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/MACDK02-01







**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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