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WILLIAMSON
& HENRY
Solicitors & Estate Agents



8 STATION ROAD

DALBEATTIE, DG5 4AN

Spacious mid terraced townhouse over 3 floors providing spacious and flexible accommodation throughout.



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Accommodation:

Ground Floor (at Street Level):

Reception Hallway
Sitting Room
Double Bedroom
En-Suite Shower Room

Lower Ground Floor Level:

Open Plan Kitchen/
Dining/Family Room

First Floor:

Landing
Family Bathroom
Double Bedroom

Large Garden.
Store And Garage.



Eight Station Road is a surprisingly spacious mid terraced home located over 3 levels with a large enclosed rear garden. This well-proportioned home located within short walking distance of the town centre providing easy access to Dalbeattie's very good range of local facilities, retail outlets, pubs and restaurants. The town itself 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 and the renowned "7 stanes" mountain bike course.

The town itself is 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 through uPVC obscure glazed door from Station Road into:-

RECEPTION HALLWAY 4.37m x 1.78m

Wood-effect laminate flooring. Radiator with thermostatic valve. Ceiling light. Cupboard housing RCD consumer unit and fuse box. Carpeted staircase with wooden banister leading to first floor level. Radiator with thermostatic valve. Doors leading off to sitting room and bedroom. Further doorway leading down to lower ground floor level.

SITTING ROOM 3.36m x 3.16m

Well-proportioned front facing sitting room which could also be used as a bedroom. Ceiling cornicing. Picture rail. UPVC double glazed window with vertical blinds. Wooden shutters to side and deep sill beneath with built-in cupboards below. Radiator with thermostatic valve. TV aerial point. Cast iron fireplace with marble hearth. Fitted carpet.

DOUBLE BEDROOM 1 4.30m x 3.26m

Generous double bedroom with ample natural light from large UPVC double glazed window providing a pleasant outlook across the rear garden with deep sill beneath. Curtain pole and curtains above. Recessed alcove with built-in shelving in cupboard. Ceiling cornicing. Ceiling light. Wood-effect laminate flooring. Radiator with thermostatic valve Curved architectural feature wall with obscure glazing opening into:-



EN-SUITE SHOWER ROOM

Corner shower cubicle with tiled splash-backs and monsoon rainfall shower head above. Chrome heated towel rail. Ceiling cornicing. Recessed alcove with built-in shelving and cupboard beneath. Glass wash-hand basin with tiled splash-backs and waterfall mixer tap.. White W.C. Radiator with thermostatic valve. UPVC double glazed "tilt and turn" window to rear with roller blind.

Carpeted staircase leading down to lower ground floor level with exposed stone painted wall. Wooden handrail. Wooden banister. Floor lighting. Leading to:-

Lower Ground Floor Level

OPEN PLAN KITCHEN/DINING/FAMILY ROOM (overall size 7.37m x 5.57m)

Spacious open plan kitchen/dining/family room with slate tiled floor throughout is ideal for modern family living. This spacious room has direct access out to the rear garden.

Dining area 5.57m x 2.31m

Recessed LED ceiling spotlights. Radiator with thermostatic valve with ample room for table and chairs. Wall uplighters.

Family Area 7.44m at longest, narrowing to 6.75m x 3.14m

Built-in under stairs office / desk area. Fixed wooden shelving. Built-in media area. Wooden double glazed doors leading out to garden with curtain pole and curtains above. Radiator with thermostatic valve. Wall lights. Opens into:-

Kitchen 4.38m x 2.47m

Generous Kitchen area which has a good range of "shaker style" fitted kitchen units with timber paneling on walls and Beech wood effect work surfaces. Space for under counter fridge, freezer and dishwasher. Ceramic Belfast sink with mixer tap above. Range cooker.

Carpeted staircase from main reception hallway leading up to:-

First Floor Level

LANDING 1.07m x 0.94m

Fitted carpet. Ceiling light.



FAMILY BATHROOM 3.56m x 2.55m

Suite of white wash-hand basin, W.C. and bath with wood panelling on all walls to chest height. Obscure uPVC double glazed window with curtain pole above. Ceiling spotlights. Walk-in shower cubicle with electric shower above. Fitted carpet. Radiator with thermostatic valve.

DOUBLE BEDROOM 2 6.23m x 2.75m

Exceptionally large double bedroom enjoying a dual aspect with pleasant views to front and rear with large uPVC double glazed window to rear overlooking garden to the town beyond with curtain pole above and Large Velux window to front. Coombed ceiling. Under eaves storage cupboards. Two ceiling lights. Fitted carpet. Radiator with thermostatic valve.

OUTSIDE

Eight Station Road enjoys an exceptionally large garden rear garden, which is mainly laid to lawn, which can be accessed directly from the bottom of the garden or from the basement level family room. There is a lean-to store at the rear of the property with garage that can be accessed directly from Mews Lane behind.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

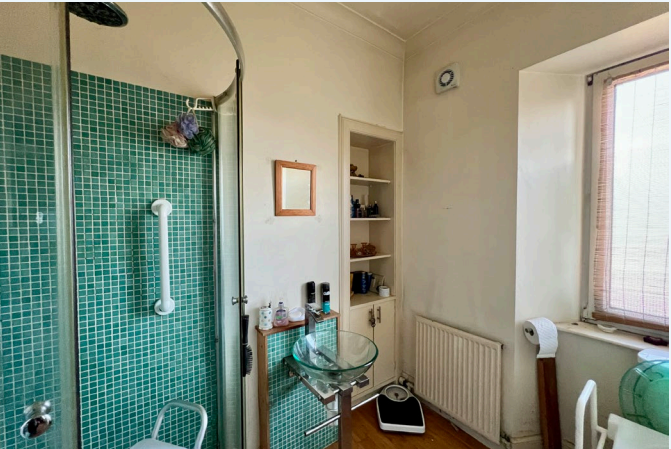
The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

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).

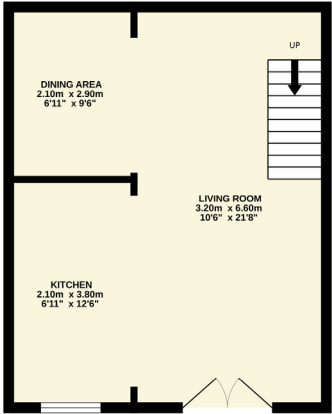
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

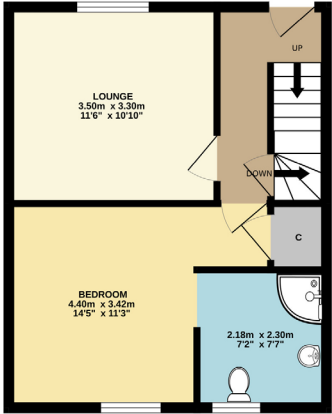
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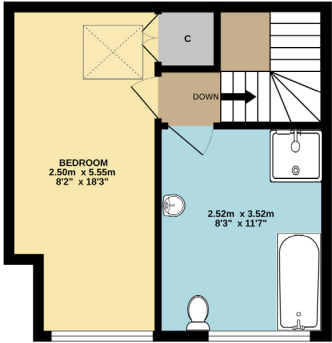
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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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 to 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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