



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents





# 13 BROOMLANDS AVENUE,

DALBEATTIE, DG5 4RD

Bright and airy two bedroom detached bungalow situated in a quiet residential area which is within easy walking distance of the town centre and all local amenities.



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## Accommodation:

### Ground Floor:

Entrance Hallway  
Sitting Room  
Kitchen  
Shower Room  
Double Bedroom 1  
Double Bedroom 2

### Outside:

Front and Rear Gardens.  
Driveway. Wooden Shed.



The property is perfectly situated close to the centre of town 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, 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 through uPVC obscure glazed door from front garden into:-

**ENTRANCE HALLWAY** **3.70m x 1.42m**  
Doorways leading off to sitting room, 2 double bedrooms and shower room. Ceiling light. Fitted carpet. Cupboard housing combi boiler. Further storage cupboard. Loft access hatch. Heating thermostat. Telephone point

**SITTING ROOM** **4.29m x 3.48m**  
Bright and airy front facing reception room with large uPVC double glazed window to front providing ample natural light. Vertical blinds above. Ceiling cornicing. Ceiling light. Smoke alarm. Radiator. Fitted carpet. Doorway leading through to:-

**KITCHEN** **3.77m x 2.39m**  
Modern shaker style oak effect fitted kitchen with laminate work surfaces and splashbacks. Freestanding electric cooker with extractor hood above. Stainless steel sink with mixer tap and drainer to side. Space for fridge freezer. Washing machine. Breakfast bar area. uPVC double glazed window overlooking side garden with blinds above. Ceiling spotlights. Radiator. Wood effect laminate flooring. uPVC obscure glazed door leading out to rear garden.

**SHOWER ROOM** **1.95m x 1.80m**  
Large corner walk in shower cubical with mains shower above and Respatex style wall paneling on all walls. uPVC obscure glazed window to rear. Modern vanity unit providing useful additional storage with inset white space saver sink with mixer tap above and white W.C. Fitted carpet.

**DOUBLE BEDROOM 1** **3.26m x 2.62m**  
Currently used as a second reception room this room could equally be a further double bedroom enjoying a pleasant outlook across the garden to side and ample natural light from large uPVC double glazed window with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

**DOUBLE BEDROOM 2** **3.26m x 2.65m**  
Located at the rear of the property is a bright and spacious double bedroom overlooking rear garden. Built in double wardrobe with hanging rail and shelving. Free standing wardrobe providing useful additional storage. uPVC double glazed window with curtain pole, curtains and roller blind above. Ceiling cornicing. Ceiling light. Fitted carpet.

**OUTSIDE**  
Paved and graveled driveway providing ample off street parking for a number of vehicles.

Front garden is mainly laid to lawn bordered by mature flower beds and well established trees and shrubs.

To the side is an enclosed patio area. Wooden shed.

**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](mailto:property@williamsonandhenry.co.uk)).

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

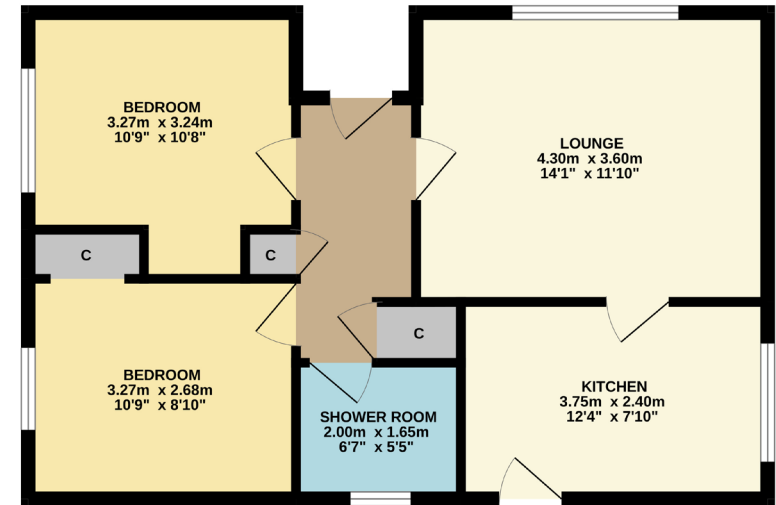
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/CARTJ03-01





## GROUND FLOOR



While 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**  
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**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 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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