

W
&
H

WILLIAMSON
& HENLEY

ESTATE AGENTS



47 MAXWELL PARK

DALBEATTIE, DG5 4LQ

Well-proportioned family home enjoying an elevated position and fine views within a quiet residential development.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Kitchen / Dining Room
Conservatory
Utility Room
Bathroom
Double Bedroom 1 /
Office
Double Bedroom 2
Double Bedroom 3 with
Ensuite

Outside:

Summerhouse. Garage.
Workshop



47 Maxwell Park, is well positioned on the edge of Dalbeattie in a popular residential location a short distance away from all local amenities. This spacious home has an abundance of natural light and enjoys fine views to the front across neighbouring roof tops to the hills beyond.

Dalbeattie has a 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

Steps from front garden lead up to uPVC obscure glazed door into:-

ENTRANCE VESTIBULE 1.68m x 2.28m

uPVC double glazed picture window to front with fine views across the garden to the hills beyond provides ample natural light. Blind and curtain track above. Internal stained glass hardwood window sharing natural light with the living room. Ceiling cornicing. Ceiling light. Wood effect vinyl flooring. Wooden glazed door with glazed side panel into:-

RECEPTION HALLWAY (I shaped) 1.61m x 4.27m 0.91m (at narrowest) x 5.30m

Wide welcoming reception hallway with doors leading off to all accommodation. Built in cupboard with coat hooks and shelving. Double built in cupboard with shelving and hanging rail beneath. Loft access hatch. Ceiling cornicing. Ceiling light. Smoke alarm. Honeywell thermostat controller. Fitted carpet. Radiator.

SITTING ROOM 5.06m x 4.77m

Wooden glazed door from reception hallway leads into a bright and spacious reception room with a large uPVC double glazed picture window to front providing fine views across the front garden and neighbouring farmland to the hills beyond. Curtain pole and curtains. Further uPVC double glazed window to side with roman

blind above. BT telephone point. Radiator. Feature living flame effect gas fire with marble hearth and surround. Hardwood double glazed doors leading into dining room. Carbon monoxide detector. Ceiling cornicing. Ceiling light. LED spotlights. Fitted carpet.

KITCHEN / DINING ROOM

Spacious open plan dining / kitchen area which is ideal for entertaining or modern family living with easy access to the conservatory and out to rear garden.

Dining Area 3.84m x 2.66m

Radiator. uPVC double glazed window to side with curtain pole and curtains above. uPVC double glazed doors leading into conservatory. Ceiling cornicing. Ceiling light. Fitted carpet.

CONSERVATORY 2.88m X 4.15m

Well-proportioned conservatory which can be accessed directly from the dining room. UPVC double glazed windows on 3 walls. Fitted Carpet. Electric Heater. UPVC double glazed doors leading out to garden.

Kitchen Area 3.63m x 2.01m

Generous Kitchen with a good range of Cream farmhouse style fitted kitchen units. Wood effect laminate work surfaces. Tiled splash backs. Four burner gas hob with black chimney style extractor hood above. uPVC double glazed window overlooking decking and rear garden. Black sink with mixer tap and drainer to side. Integrated Hotpoint electric oven and grill. Under counter lighting. Indesit freestanding fridge freezer. Internal glazed window into hallway. Wooden glazed door leading into utility room. Breakfast bar area. Ceiling light.

UTILITY ROOM 1.66m x 2.86m

Black sink with mixer tap and drainer to side. Tiled splash backs. Laminate work surfaces. Cupboard housing Worcester gas fired boiler. uPVC double glazed window to rear. uPVC double glazed door leading out to garden. Further door leading into hallway. Ceiling light. Ceiling cornicing. Carbon monoxide detector. Tile effect vinyl flooring.

BATHROOM 1.91m x 2.77m

Suite of white wash hand basin and W.C. Partially wood paneled on two walls with tiled splash backs on other walls. White Jacuzzi bath with handheld shower

attachment. Walk in corner shower cubicle with mains shower above and monsoon rainfall showerhead. Extractor fan. LED ceiling lights. Fixed bathroom mirror. Chrome heated towel rail. uPVC obscure glazed window to rear with roller blind above. Wood effect vinyl flooring.

DOUBLE BEDROOM 1 / OFFICE (front facing) 2.45m x 3.23m

uPVC double glazed window with curtain pole and curtains above overlooking front garden to hills beyond. Radiator. Built in double wardrobe with shelving. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2 (front facing) 2.88m x 3.91m

uPVC double glazed window to front with curtain pole and curtains above. Venetian blinds. Radiator. Ceiling cornicing. LED ceiling spotlights. Fitted carpet.

DOUBLE BEDROOM 3 WITH ENSUITE (rear facing) 2.87m x 4.17m

Fitted carpet. uPVC double glazed window to rear with roller blind above. Curtain pole and curtains. Radiator. Ceiling cornicing. Ceiling light. Recessed LED ceiling spotlights. Wooden glazed door leading into:-

Ensuite 1.38m x 2.09m

Suite of white wash hand basin with mixer tap above and W.C. Walk in shower cubicle with Tritan electric shower above. Fixed bathroom mirror. Wall light. Obscure glazed window to rear with roller blind above. Ceiling light. Ceiling cornicing. Tile effect vinyl flooring.

GARAGE 5.35m x 2.71m

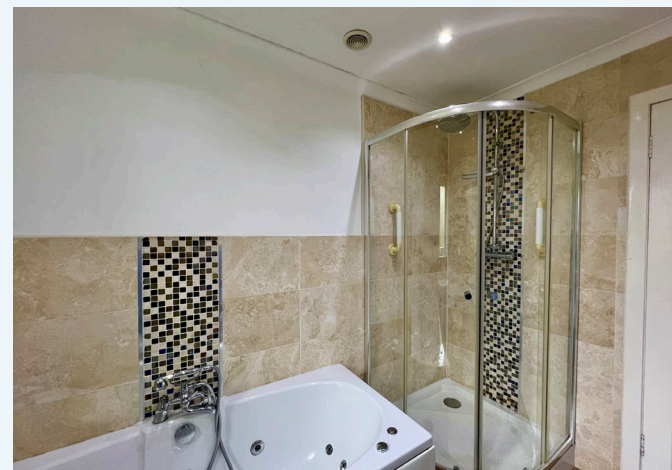
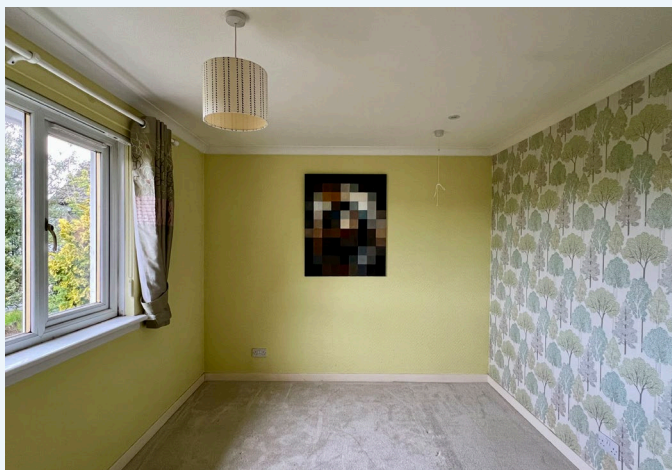
Integrated garage. Up and over electric door to front. Concrete floor. Fluorescent strip light. Further ceiling light. Built in wooden shelving. Two steps up to the rear with sliding door to:-

WORKSHOP AREA 2.70m x 1.80m

Built in work bench. Built in shelving. Power sockets. uPVC double glazed door leading out to rear garden. Ceiling light.

Outside

The sloping front garden has been cleverly landscaped to provide an abundance of colour with well-established flower beds with a variety of shrubs and perennials with a delightful terraced seating area ideal for enjoying the fine views.



Rear Garden

A paved path leads round the side of the property to the rear garden which is mainly laid to lawn with well-established flower bed. Decking area immediately adjacent to the conservatory.

Wooden summerhouse with verandah. Bordered by stone dyke wall.

Front Garden

Front garden. Outside light on the gable end. Gated. Tarmacadam driveway.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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."

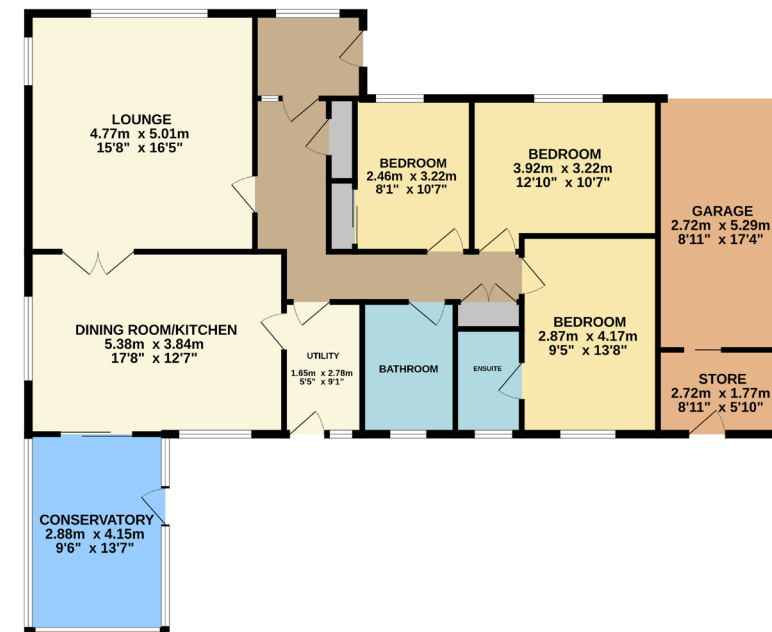
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

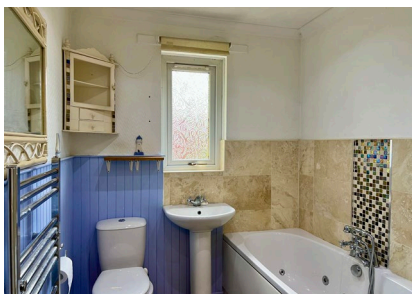
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/CVR/STEEW01-01

GROUND 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.
Made with METROG ©2020



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
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

