



9, Mclellan Gardens
Dalbeattie
DG5 4BX
Offers in the region of £145,000



 01387 739000
 info@jhslaw.co.uk

9, Mclellan Gardens, Dalbeattie, DG5 4BX

PROPERTY SUMMARY

Situated close to Dalbeattie town centre, this extended end-terraced house offer spacious family accommodation.

The accommodation comprises an Entrance Hall, Lounge, Dining Room, Garden/Sitting Room, Ground Floor WC, Kitchen, 3 Bedrooms and a Shower Room. The property also benefits from generous gardens.

Dalbeattie offers a variety of shops, hotels etc., as well as primary and secondary schooling. The town is well situated to take advantage of the countryside, Solway coastline and many leisure activities including golf, walking etc. within this delightful area of Dumfries and Galloway. The popular sailing village of Kippford is only some 5 miles to the south. In addition, Dalbeattie is approximately 14 miles from the regional centre, Dumfries, also offering a wide range of facilities.

The property is ideally suited to first-time buyers and/or young families, and must be viewed to be fully appreciated.

EPC = C

- ***Extended End Terraced House***
- ***Three Bedrooms***
- ***Lounge, Dining Room & Garden/Sitting Room***
- ***Situated Close To Dalbeattie Town Centre Amenities***
- ***Ideally Suited To First-Time Buyers, Young And/Or Growing Families***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

Offers in the region of £145,000



JHS LAW
8 Bank Street, Dumfries
DG1 2NS



 01387 739000

 info@jhslaw.co.uk

Property Description

Situated close to the town centre in the heart of Dalbeattie, this extended end-terraced house offer spacious family accommodation.

The property benefits from gas central heating, double glazing and accommodation which comprises an Entrance Hall, Lounge, Dining Room, Garden/Sitting Room, Ground Floor WC, Kitchen, 3 Bedrooms and a Shower Room. The property occupies a corner plot, ensuring it also benefits from generous gardens.

Dalbeattie is an attractive South West of Scotland town which offers a variety of shops, hotels etc., as well as primary and secondary schooling. The town is well situated to take advantage of the countryside, Solway coastline and many leisure activities including golf, walking etc. within this delightful area of Dumfries and Galloway. The popular sailing village of Kippford is only some 5 miles to the south. In addition, Dalbeattie is approximately 14 miles from the regional centre, Dumfries, also offering a wide range of facilities.

The property is ideally suited to first-time buyers and/or young families, and must be viewed to be fully appreciated.

Entrance Hall

Access into the property is directly into the Entrance Hall, where stairs lead to the first floor. Two built-in cupboards within the Entrance Hall provide useful storage.

Lounge

11'5" x 18'8" or thereby

Situated to the front of the property, the lounge features a decorative fire surround and hearth.



Dining Room

11'9" x 13'5" or thereby

Connected to the lounge by French doors, the Dining Room is located to the rear of the property. With external French doors leading to the rear garden.

Ground Floor WC

3'11" x 5'10" or thereby

Consisting of a wash hand basin and WC.

Kitchen

10'9" x 11'5" or thereby

The kitchen comprises a generous range of fitted base and wall units and complimentary work surfaces, with integrated electric oven and induction hob with extractor over, and spaces for various other free-standing white goods. Benefitting from a built-in larder cupboard.

Garden/Sitting Room

9'10" x 17'0" or thereby

Overlooking the pleasant gardens, with external French entrance doors.

Bedroom One

10'2" x 12'9" or thereby

A front facing, well-proportioned double bedroom

Bedroom Two

16'4" x 8'2" or thereby

A second double bedroom.

Bedroom Three

7'2" x 9'2" or thereby

A generously-sized single bedroom.





JHS LAW
8 Bank Street, Dumfries
DG1 2NS



01387 739000
info@jhslaw.co.uk

Shower Room

6'2" x 5'6" or thereby

The Shower Room consists a shower enclosure with mains-powered shower unit, a wash hand basin and WC.

Outside

Occupying a generous corner plot, the property benefits from gardens to the front, side and rear. The front garden comprises of planting beds, whilst the rear garden area has an area of artificial lawn, ideal for entertaining. The sloping side garden is mainly laid to lawn, with a slabbed patio area and planting beds creating a pleasant area of children and pets to play. The property also benefits from a timber garden outbuilding.

EPC = C

Viewing Arrangements

Please contact JHS LAW on (01387) 739000 to arrange a viewing.





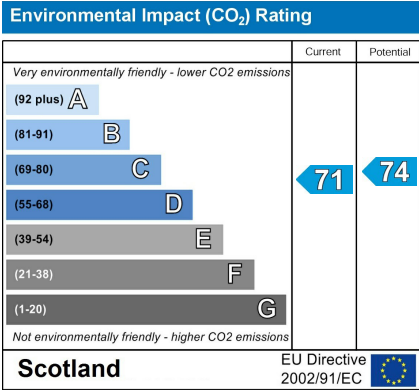
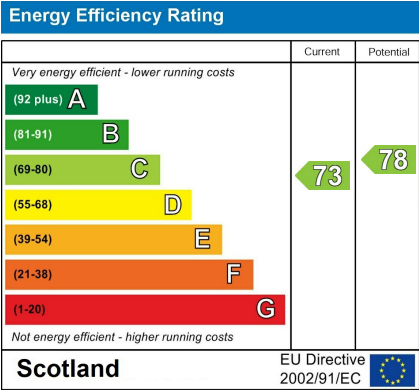
JHS LAW
8 Bank Street, Dumfries
DG1 2NS



01387 739000
info@jhslaw.co.uk

9
McLellan Gardens
Dalbeattie
DG5 4BX

House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - End Terrace	Freehold	B	C	C



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

