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UPPER HALLBURN

BURN STREET, DALBEATTIE, DG5 4AE

Well presented, light and airy 3 bedroom first floor flat in former church, located a short walk away from all local amenities, with private garden. Viewing highly recommended.



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Accommodation:

Ground Floor:

Entrance Hall

First Floor:

Landing

Sitting Room

Shower Room

Kitchen / Dining Room

Master Double Bedroom 1

Double Bedroom 2

Double Bedroom 3 with
En-suite

Outside:

Garden. Garage.
Summerhouse.



Upper Hallburn is a well-presented 3 bedroom first floor flat with private entrance door. This delightful home forms the upper part of a unique granite-built former church that was built around 1820 which consists of two residencies. This charming property benefits from bright and generously proportioned accommodation throughout, a private garden, off-street parking and a garage.

This charming 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, park, woods and loch. 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, athletics track, the renowned "7 stanes" mountain bike trails and the newly opened Rocks & Wheels facility.

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 double glazed door at side from garden into:-

ENTRANCE HALLWAY

Private entrance hallway with stone staircase with painted wrought iron balustrade with wooden handrail leading to first floor level. Built-in cupboard providing useful storage. uPVC double glazed stained glass window to rear providing additional natural light over stairwell with further uPVC double glazed window to side. Ceramic tiled floor.

LANDING

Light and airy first floor landing. Radiator. Ceiling light. Step up to built-in cupboard providing useful storage. Fitted carpet. Wooden glazed door leading into:-



RECEPTION HALLWAY

Bright and welcoming L-shaped reception hallway with doors leading off to all main accommodation. Recessed LED ceiling spotlights. Two radiators. Access hatch to large partially floored loft with electric light. Smoke alarm.

SITTING ROOM

Well-proportioned large reception room enjoys an abundance of natural light from two uPVC double glazed windows to front and side providing dual aspect with curtain poles and curtains above. Ceiling cornicing. Wall lights. Radiator. Feature stone fireplace and stone hearth housing remote controlled living flame effect gas fire. Telephone point. Fitted carpet.

SHOWER ROOM

Generous contemporary wet room style shower room with large walk-in mains shower with wrap round curtain track. Suite of white wash-hand basin inset into modern vanity unit with white W.C. uPVC double glazed window to front with roller blind, curtain pole & curtains. Backlit bathroom mirror. Heated towel rail. Extractor fan. Anti-slip vinyl flooring.

MASTER DOUBLE BEDROOM 1

Two large uPVC double glazed windows to rear provide a pleasant outlook across the rear garden providing an abundance of natural light with curtain poles and curtains. Fitted wardrobes on two walls with drawers providing ample storage. Radiator. Recessed LED ceiling spotlights. Fitted carpet.

DOUBLE BEDROOM 2

Currently used as a home office but would equally be well suited to being a double bedroom. uPVC double glazed window to rear with curtain track and curtains. Ceiling light. Radiator. Smoke alarm. Fitted carpet.

KITCHEN / DINING ROOM

Spacious and light open plan kitchen / dining room with ample room for table and chairs. uPVC double glazed window to front with curtain track and curtains. Radiator. Contemporary shaker style fitted kitchen units with corian laminate work surfaces, splash backs and under-counter lighting. 5 ring gas hob with glass splash back. Integrated electric eye level oven, grill and microwave. Integrated under-counter fridge and freezer. Stainless steel chimney-style extractor hood. Integrated Hoover microwave. Stainless steel sink with mixer tap and drainer. Integrated dishwasher and washing machine. Wood-effect vinyl flooring. Internal opaque-glazed window into hallway providing additional natural light.

DOUBLE BEDROOM 3 WITH EN-SUITE

Fitted carpet. uPVC double glazed window to rear with curtain pole and curtains. Radiator. Ceiling light. Door leading to:-

En-suite

Suite of white wash-hand basin and W.C. uPVC double glazed window. Shower cubicle with mains shower above. Tiled flooring.



Outside

Generous fully enclosed rear garden mainly laid to lawn with gravel paths with generous decking area to rear. Mono-block patio area leading up to delightful wooden summerhouse with electricity, capability for internet connection and suitable for both leisure or office use. Off-street parking. Tarmacadam driveway with gates leading through to garage. Tarmacadam path and gravel to side.

GARAGE

Electric up and over door. Concrete floor. Power and lighting. Roof window.

BURDENS

The Council Tax Band relating to this property is D.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

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/LNM/BLAKI01-01



GROUND FLOOR



*Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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 floorplan studio

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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