



69 William Street, Dalbeattie, DG5 4EN

Offers over £110,000



A two-bedroom mid terraced granite house situated within easy reach of Dalbeattie's town centre and local amenities. The property benefits from double glazing and character features typical of a traditional stone-built home.

Formerly a rental property, 69 William Street will appeal to investors, first time buyers and those looking for a project with significant potential.

ENTRANCE HALLWAY

Ceiling light, fitted carpet, carpeted stairs leading to bedrooms, door leading to kitchen & living area.

KITCHEN- 3.64M X 3.74M

Ceiling light, tiled flooring, window to front with horizontal blinds, curtains and pole. Integrated storage cupboard with shelving, modern wall and base units with integrated oven and hob. Stainless steel sink with drainer, space for fridge freezer & dining table.

LIVING ROOM- 4.78M X 3.13M

Ceiling light, fitted carpet, central heating radiator with thermostat, log burner with wooden mantle and stone hearth, patio doors with curtains & pole.



UTILITY ROOM- 1.58M X 1.25M

Windows to front & side with horizontal blinds, fitted boiler, space for washing machine/ tumble dryer.

SHOWER ROOM- 3.31M X 1.14M

Ceiling light with shade, tiled flooring, walk in glazed shower with sliding door, window to side with horizontal blinds, WC and wash hand basin, fitted wooden vanity storage mirror.

BEDROOM 1- 3.24M X 1.76M

Ceiling light, fitted carpet, central heating radiator with thermostat, window to rear with curtains & pole. Integrated wardrobes with sliding door and fitted shelving.

BEDROOM 2- 3.71M X 3.69M

Ceiling light, fitted carpet, central heating radiator with thermostat, window to front with horizontal blinds.



NOTES

Garden/ patio area

Double glazed windows

On street parking.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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