



11 Alpine Terrace, Dalbeattie, DG5 4HJ

Offers over £200,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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A well-presented end terraced home offering spacious accommodation in the popular residential town of Dalbeattie. The property benefits from bright and well-proportioned living spaces. The property features a substantial garden proving excellent outdoor space.

11 Alpine Terrace is conveniently located to local amenities. This property would be an ideal family residence, first time purchase or a potential investment.

ENTRANCE HALLWAY- 3.49M X 1.12M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, stairs leading to bedrooms and bathroom with fitted carpets and accessible handrails, cupboard housing electricity meter. Door to living room and stairway leading down to kitchen/ diner.



LIVING ROOM- 7.55M X 5.48M

Ceiling lights with shade, fitted carpet, window to front with horizontal blinds, central heating radiator with thermostat, two windows to rear with horizontal blinds.



BEDROOM 1- 2.45M X 1.78M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to rear with curtains & pole.

BEDROOM 2- 3.52M X 3.48M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to rear with curtains & pole.



BEDROOM 3- 3.59M X 3.48M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to front with curtains & pole.

BATHROOM-1.82M X 1.75

Ceiling light, vinyl flooring, WC & wash hand basin, bath with overhead shower and decorative glass screen and wooden panels, window to rear and side of the property.

KITCHEN/DINING ROOM- 7.24M X 4.22M

Ceiling light, vinyl flooring, white wall and base units with ark stone effect worktop, integrated oven with extractor fan, stainless steel sink with drainer and mixer tap, window to rear.

Dining area- Ceiling light, wood effect vinyl flooring, central heating radiator with thermostat, log burner. Integrated storage cupboard, open plan through to garden room.

GARDEN ROOM- 5.86M X 2.93M

Vinyl flooring, patio doors leading out onto garden, central heating radiator with thermostat, surrounding windows looking out to garden.

UTILITY ROOM- 2.93M X 0.78M

Ceiling light, vinyl flooring, fitted boiler, door leading to back garden. Space for washing machine/ tumble dryer.



GARDEN

Large lawn area with shrubs, greenhouses, shed and drying greens. Patio with outdoor seating and a garden shed.

NOTES

Double glazed windows

All furniture can be discussed as being included in the sale if desired.

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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