



POLLOCK & MCLEAN



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**WOODBURN,
BARHILL ROAD, DALBEATTIE, DG5 4HT**



Beautifully presented Detached Bungalow offering modern and spacious accommodation with close access to woodland walks, yet only a short walk from the town centre and all the facilities of Dalbeattie.

Accommodation consists of: Open Plan Living Room/Dining Room, Sun Lounge, Kitchen, 3 Bedrooms(1 En-Suite), Bathroom, Double Glazing, Oil Fired Central Heating, Integral Garage/Utility Area, Garden.

GUIDE PRICE £248,000

GENERAL

Dalbeattie (Valley of Birch) offers both Primary and Secondary Schooling, a wide selection of shops and a health centre. It lies only 4 miles from the sailing village of Kippford and a short drive from the quality Links Golf Course of Southernness.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY

UPVC door with decorative double glazed frosted glass panel leads to the spacious hallway from which the majority of rooms lead off. Fitted carpet. Hatchway to the loft which is fully insulated and partially floored. Two central heating radiators. 2 x 13 amp power points. Cornicing. Large walk-in cupboard which is partially shelved and has its own light.

OPEN PLAN DINING ROOM/LIVING ROOM

DINING ROOM

12' X 11' 10"

Double glazed window. Double doors with glazed panels lead to the kitchen. Half glazed wooden door to the hallway. 4 x 13 amp power points. Fitted carpet. Cornicing.



LIVING ROOM

15' 9" X 12' 5"

Double glazed window to the side and double Glazed double doors to raised patio area. Two central heating radiators. TV aerial point. Telephone point. 6 x 13 amp power points. Cornicing.



KITCHEN

13' 10" X 13' 8" (At widest points)

Modern kitchen with a wide range of work tops, base units and wall cupboards. Breakfast bar. Integrated dishwasher, fridge and freezer. Fitted electric grill and oven with four burner hob above. Stainless steel extractor fan. 1 1/2 single drainer sink unit. Solid Oak flooring. Central heating radiator. Double glazed window to the rear with fitted vertical blinds. Double doors with glazed panels to the sun room. Door to the garage/utility area. Door to the hallway. 9 x 13 amp power points. Cornicing. Sunken ceiling lights.



SUN LOUNGE

11' 8" X 10' 6"

Bright pentagonal room with double glazed windows on four sides and double glazed double doors on the fifth side opening onto the raised patio area. Solid Oak flooring. 4 x 13 amp power points. TV aerial point. Central heating radiator. Cornicing.



BEDROOM 1 (EN-SUITE)

14' 3" X 12' 10" (At widest points)

Measurements include the wide bay with double glazed windows to the front and sides. Further double glazed window with fitted roller blind to the side. Fitted double wardrobe with hanging and shelving space. 6 x 13 amp power points. Central heating radiator. Telephone point. Fitted carpet. Cornicing.



EN-SUITE SHOWER ROOM

6' 10" X 5' 10" (At widest points)

Double shower cubicle with mains shower and tiled surround. WC. Wash hand basin with tiled splashback and mirrored bathroom cabinet above. Central heating radiator. Tiled flooring.

BEDROOM 2

12' 6" X 9' 7"

Double glazed windows to the front. Central heating radiator. Fitted wardrobes with hanging and shelving space. 6 x 13 amp power points. Telephone point. Fitted carpet.



BEDROOM 3

9' 11" X 9' 10"

Double glazed window to the front. Central heating radiator. Telephone point. 4 x 13 amp power points. Fitted carpet.



BATHROOM

8' 7" X 6' 1"

Bathroom suite consisting of boxed in bath with mains shower above and tiled surround, WC and wash hand basin. Partly tiled walls. Sunken ceiling lights. Mirrored bathroom cabinet. Double glazed frosted glass window with fitted roller blinds. Central heating radiator. Tiled flooring.



INTEGRAL GARAGE/UTILITY AREA

23' 3" X 11' 4" (Approximately)

There are three steps down to the fully lined garage and utility area. The utility area has a 1 1/2 single drainer sink unit. Plumbed for washing machine and vented for tumble dryer. Shelving. Double glazed window. Numerous power points. Vertical central heating radiator. UPVC door to the rear garden. Fibre glass electric up and over door. Concrete flooring.

OUTSIDE

A tarmac driveway leads to a large turning and parking area to the front and one side of the property. The garden to the front is laid out in a large rockery area with an abundance of mature heathers and shrubs. To the other side of the property is an area of slate and the garden shed which included in sale. A paved pathway ramp leads up to the raised patio area and wrought iron railings with views over the main rear garden, over the trees and to the hills beyond. The main garden is south facing, secluded and offers a haven to view the local wildlife. It is principally laid out in grass with borders of mature plants, shrubs and trees. There is a gravel and granite feature border and patio area along one side of the lawn. Steps and wrought iron railings lead up to further paved area at the rear of the garage. Outside water faucet. Outside lights.





Notes

1. Services: Mains water and electricity. Drainage to a septic tank. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG5 4HT
Council Tax Band F
EPC= C
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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