



75 High Street, Dalbeattie, DG5 4HA

OIRO £175,000

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75 High Street, Dalbeattie is situated in the High Street close to all amenities. The property features a host of original features such as deep skirtings, plaster mouldings and high ceilings. The accommodation is spacious with large well appointed rooms and the property could easily lend itself to Bed and Breakfast accommodation.

To the rear of the house there is a secluded and pleasant courtyard with steps leading to a raised walled garden comprising a fully enclosed lawn with flower borders and gravel seating area.

WORKSHOP 5.5m x 2.29m (18'4" x 9'8")

Shelving and light.

INTEGRAL GARAGE

With up and over door to High Street. Central heating boiler. Electric light, water tap, door to rear Garden.

All carpets and floor coverings are included in the sale. **Note:** The curtains may be available by separate negotiation.

INTERNAL viewing is highly recommended to appreciate the spaciousness of this property.

Accommodation comprises:

ENTRANCE VESTIBULE

Vinyl flooring, painted wood paneling to dado height, glazed door though to:

HALL

Reception Hall with fitted carpet, fine detail cornicing, central heating radiator, dado rail.





DINING ROOM

Lovely room, fitted cupboards with louvered doors, fitted carpet, two central heating radiators, door to integral Garage.

KITCHEN

Range of modern floor and wall units, 1½ sink and drainer, electric and gas cooker point, extractor fan, integrated dishwasher and fridge, window to rear, tiled floor, part tiled, central heating control switch, central heating radiator, wine rack, strip light, telephone point.

Understair storage area.

UTILITY ROOM

Plumbed for automatic washing machine, Belfast sink, cupboards, work surfaces, pulley.

SHOWER ROOM

Multi-wall tiled shower cubicle with Mira electric shower, W.C., wash-hand basin, vinyl flooring, extractor fan, wall heater.

From the Hall an attractive wrought iron staircase with wooden banister leads to:

FIRST FLOOR LANDING

With fitted carpet, central heating radiator, central heating thermostat control.

BEDROOM 1

Window to rear, fitted carpet, central heating radiator, fitted wardrobes with louvered doors, cupboard housing water tank, telephone point.

BEDROOM 2

Window to front, cornicing, fitted carpet, central heating radiator, T.V aerial point.



BEDROOM 3/STUDY

Window to front, fitted carpet, central heating radiator, two telephone points.

LOUNGE

Large room with two large windows to front, open fire in stone hearth and surround with wood painted mantle, T.V. aerial point, three central heating radiators, cornicing, telephone point.

BEDROOM 4

Window to rear, double fitted wardrobes, shelved press cupboards with louvered doors, fitted carpet, central heating radiator.

BATHROOM

Bath with mains shower above, shower screen, W.C., wash-hand basin, part tiled, vinyl flooring, wall mirror with shave light above.

Return to the Landing where there is a door to upper floor with carpeted staircase to:

LANDING

Fitted carpet, central heating radiator.

BEDROOM 5

Velux roof light, part coombed, six sunken spot lights, panel heater, loft access, access to eaves, T.V. aerial point.

OFFICE/STORE

Velux window, coombed ceiling, fitted carpet, T.V. aerial point, access to eaves.

BEDROOM 6

Large room, velux roof light to rear and attractive arched window to side, ornamental fireplace, T.V. aerial point, panel heater, six sunken spot lights, loft access, access to eaves.

GENERAL INFORMATION

Dalbeattie is a small country town situated in the wooded valley of the Urr water, popular with tourists visiting Galloway and the Solway Coast and those interested in all country pursuits including sailing, riding and mountain biking.

The town has recently benefited from a newly built learning campus which brings together the Nursery, Primary and Secondary School all onto one shared site (Opened November 2017), as well as a full range of shops and services. Dalbeattie lies approximately 14 miles west of Dumfries the County Town for the region and the new Dumfries and Galloway Royal Infirmary which will open December 2017. In addition to this the town lies inland from the tourist villages of Kippford, Rockcliffe and Colvend on the Solway Coast.

VIEWING/HOME REPORT REQUEST

By contacting Hewats the Selling Agents, our contact details can be located at the front of the sales brochure.

COUNCIL TAX BAND

Currently Band C.

EPC

The energy efficiency rating of this property is Band - F.

SERVICES

Mains electricity, gas, water and drainage.

Gas central heating and full double glazing.

OFFERS

Offers in Scottish Legal form should be lodged with the selling agents' Castle Douglas Office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date may be fixed for offers

ENTRY

Subject to negotiation.

DIMENSIONS

Entrance Vestibule

Hall

Dining Room 5.26m x 4.57m (17.3ft x 15ft)

Kitchen 3.95m x 3.37m (13ft x 11.1ft)

Utility Room

Shower Room

Landing

Bedroom 1 4.38m x 3.47m (14.4ft x 11.4ft)

Bedroom 2 4.89m x 3.84m (16ft x 12.6ft)

Bedroom 3/Study 3.45m x 2.48m (11.3ft x 8.1ft)

Lounge 5.51m x 4.57m (18.1ft x 15ft)

Bedroom 4 4.21m x 3.72m (13.8ft x 12.2ft)

Bathroom

Landing

Bedroom 5 5.58m x 3.46m (18.3ft x 11.4ft)

Office/Store 3.67m x 2.35m (12ft x 7.7ft)

Bedroom 6 5.08m x 4.69m (16.7ft x 15.4ft)