



Cavers & Co.

Solicitors & Estate Agents

24 MILL STREET, DALBEATTIE, DG5 4HE

Offers Over £155,000



Delightful mid-terraced cottage conveniently located only a short walk from the centre of Dalbeattie and close to Colliston Park. Internally the property has been tastefully modernised with beautifully proportioned accommodation providing bright and comfortable living. To the rear is a large private garden with decked seating area, summer house and vegetable beds. 24 Mill Street is a superb property in an excellent location and would be perfect for the first time buyer or those looking to downsize.

Dalbeattie offers a wide range of services including primary and secondary schooling at the newly built Dalbeattie Learning Campus, churches, pubs/restaurants, independent shops, medical and dental facilities and food stores. Dalbeattie town woods, Dalbeattie Forest and Mabie Forest are excellent for walkers and mountain and the Solway Coast with its sandy beaches and excellent sailing facilities is just a few miles away.

Accommodation Comprises:

- Living Room
- Snug
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Garden
- Council Tax Band - C
- EPC Rating – C (69)

Entrance Hall

External door leads into Hallway. Stairs to first floor; storage cupboard under stairs; ceiling light; radiators.

Living Room

3.18m x 3.96m (10'4 x 12'9)

Large bright living room with window to front. Inset log effect electric fire; wooden flooring; ceiling light; radiator.

Snug

3.37m x 3.35m (11'1 x 10'10)

Woodburning stove set in exposed stone fireplace; wooden flooring; radiator; ceiling light. Archway through to Dining Kitchen.

Dining Kitchen

5.50m x 3.21m (18'0 x 10'5)

High gloss grey and white fitted wall and floor units with marble effect work surface; stainless steel sink and drainer; Kenwood electric ceramic range cooker with overhead extractor; integrated tall fridge/freezer; integrated washing machine; plumbed for dishwasher; space for large dining table; French doors out to rear garden and decked area; window to rear overlooking garden; wooden flooring; ceiling light; radiator.

First Floor

Roof light on stairs; ceiling light on landing.

Bedroom 1

3.43m x 2.60m (11'3 x 8'5)

Large, bright double bedroom with window to the front. Two double built-in wardrobes with shelf and hanging space; radiator; ceiling light.

Bedroom 2

2.96m x 2.50m (9'7 x 8'2)

A further double bedroom with window to the rear. Two double built-in wardrobes with shelf and hanging space; ceiling light; radiator.

Bathroom

2.05m x 2.53m (6'7 x 8'3)

Comprising WC and wash hand basin set in vanity unit; corner bath with mixer tap and shower attachment; corner shower cubicle with integral shower; vinyl flooring; tiled walls; radiator; ceiling light.

Outside

Private garden to the rear of the property accessed through the French doors from the Kitchen. Decked seating area to the rear of the property with stone steps up to garden. Mainly laid with lawn with decorative flowerbeds and stone path. Large wooden summer house with power and lighting. Garden shed and greenhouse with vegetable beds. There is also a large area of ground beyond the vegetable plots that belongs to this property.

Services: Mains gas, electricity, water and drainage.

Postcode: DG5 4HE

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

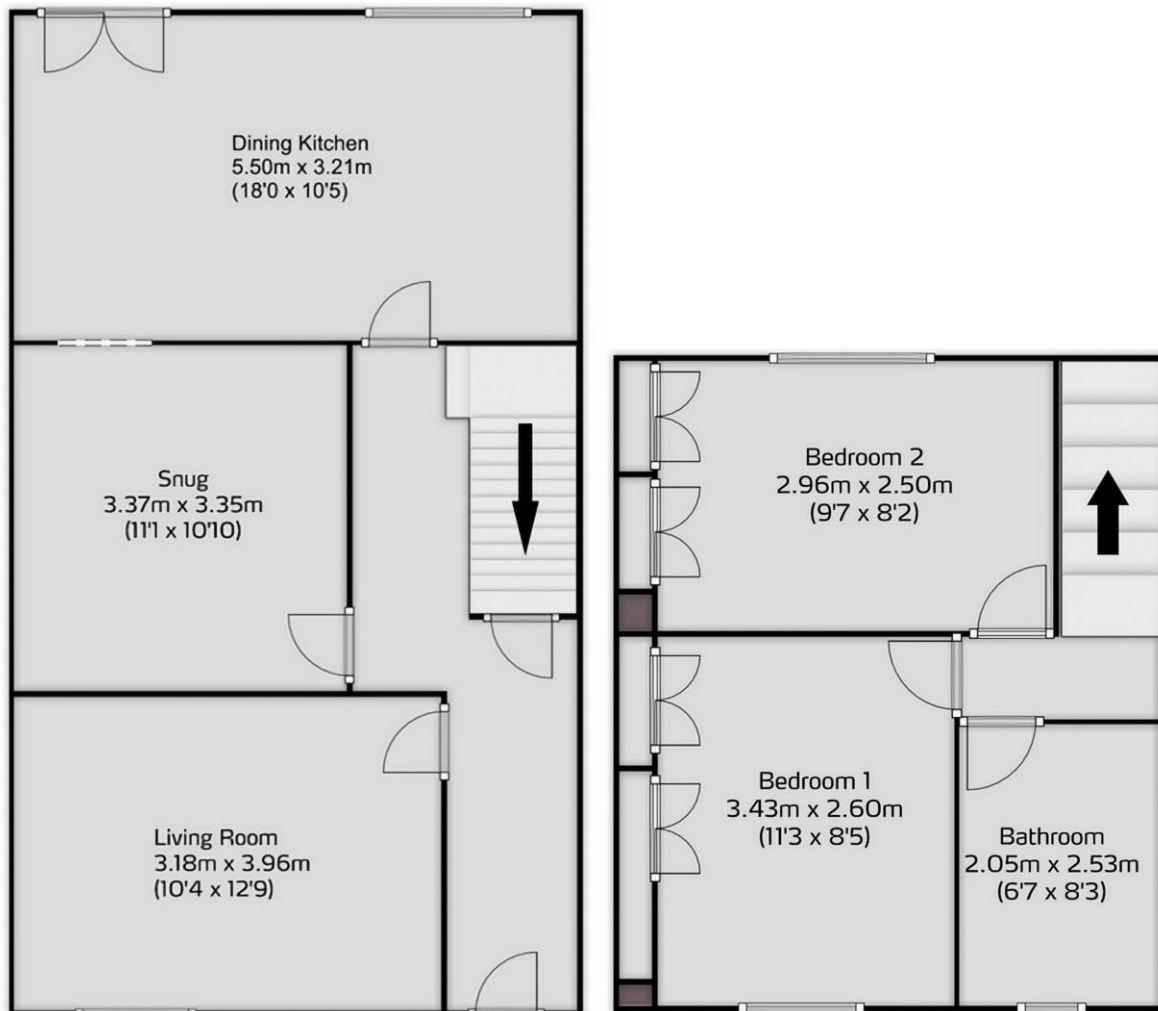
Home Report: Available from One Survey using postcode DG5 4HE

OFFERS:-

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

NOTE:-

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of the contract.



*For illustrative purposes only







