



25-27 Port Street, Dalbeattie, DG5 4BE

**GG&B**
PROPERTIES

25-27 Port Street, Dalbeattie, DG5 4BE

"Traditional end terraced house with large garden offering an ideal renovation opportunity"

Ground Floor

+ 2 Entrance Halls
+ Lounge
+ Dining Room
+ Kitchen
+ 2 Inner Halls
+ Utility Room
+ Bedroom
+ Shower Room
+ Rear Porch
+ W.C.

First Floor

+ 2 Bedrooms
+ Bathroom

External

+ Large garden
+ Off Street Parking

EPC Rating E

Council Tax Band C

LOCATION

25-27 Port Street is located close to edge of Dalbeattie, only a short walk away from Dalbeattie Forest. Dalbeattie offers primary and secondary schooling, shops, local food stores and a health centre. Walkers and mountain bikers are also well catered for in the region with the town woods just minutes away and the 7Stanes cycle tracks on hand in the Dalbeattie Forest, less than a mile away. The "Granite Town" of Dalbeattie is the gateway to The Solway Coast and is 4 miles from the sailing village of Kippford, with the sandy beaches of Rockcliffe & Sandyhills just a few more minutes away.

DESCRIPTION

This traditional granite, end terraced property formerly comprised two separate homes which are currently linked via one internal door. The layout of the property is such that the purchaser could use the property as two separate residences or develop the property to form one sizeable home. 25-27 Port Street benefits from

gas central heating and partial double glazing. The rear garden is very generous in size and currently houses two large outbuildings which are in a dilapidated condition. Off street parking is also available. 25-27 Port Street will require a full renovation but once works have been completed, the property would suit a range of purchasers.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Wooden single glazed obscure glass doors into entrance halls of both 25 and 27 Port Street.

Entrance Hall (25 Port Street)

Central heating radiator. Electric meter and fuse box. Stairs to first floor. Glazed door to lounge and door to dining room.

Entrance Hall (27 Port Street)

Small cupboard housing electric meter and fuse box. Stairs to additional first floor bedroom. Single glazed velux window to front. Door to dining room.

Lounge (4.36m x 3.78m (at widest))

UPVC double glazed window to front. Electric fire with brick surround and wooden mantelpiece and shelving. Central heating radiator. Telephone and TV point. Door to inner hall (No. 25).

Dining Room (4.28m x 3.84m (at widest))

UPVC double glazed window to front. Electric fire with brick surround and wooden mantelpiece. Central heating radiator. Telephone and TV point. Door to both entrance halls and to kitchen.

Kitchen (5.18m x 2.64m (excluding window))

Wooden single glazed window to rear, into rear porch. Range of wall and floor mounted units with tiled splashback and stone effect worktops. Tiling to ½ height on one wall. 1 ½ stainless steel sink and single drainer. Shelved understair cupboard. Central heating radiator. Shelving. Coat hooks. Electric cooker. Space for tall fridge freezer. Door to inner hall (No.27).

Inner Hall (25 Port Street)

Understair cupboard with shelving. Doors to bedroom and utility room.

Inner Hall (27 Port Street)

Doors to rear porch and to W.C.

Utility Room (4.36m x 2.09m)

Formerly the kitchen of 25 Port Street. 2 wooden single glazed windows to rear and wooden single glazed obscure glass door to side, giving access to rear garden. Door to shower room. Modern Worcester combi boiler (covering both properties). Carbon monoxide alarm. Heating controls.

Bedroom (3.78m x 2.1m)

Wooden single glazed window to rear, into utility room. Central heating radiator.

Shower Room (2.07m x 0.9m)

2 wooden single glazed obscure glass windows to side, into rear porch (one not in use). White suite of W.C. and shower cubicle with seat and curtain rail. Central heating radiator.

Rear Porch (3.73m x 3.11m)

Wooden single glazed window to rear. Plumbing for washing machine. Wooden door to side, giving access to rear garden. Power points.

W.C. (1.42m x 0.8m)

Wooden single glazed obscure glass window to side, into rear porch. White suite of W.C. and wash hand basin. Towel rail. Shelf.

Landing

Single glazed velux style window to front. Smoke alarm. Roof hatch. Doors to bedroom and bathroom.

Bedroom (4.3m x 3.68m (at widest))

UPVC double glazed dormer window to front. Central heating radiator.

Bathroom (2.57m x 1.98m (at widest))

Wooden double glazed obscure glass dormer window to rear. Suite of W.C., wash hand basin and bath. Tiling to half height at bath and wash hand basin. Central heating radiator. Mirror.

Bedroom (5.1m x 4.18m (excluding front window))

Accessed via a separate staircase from No. 27's entrance hall. UPVC double glazed dormer window to front and wooden double glazed dormer window to rear. Central heating radiator. Wall light.

EXTERNAL

The large rear garden offers lots of potential for further development. It is laid partially to lawn and one side of the lawn is bordered by a row of large coniferous trees. Outside light. A metal gate to the side of the property gives access from the street with space for off street parking. There are two large outbuildings towards the rear of the plot which are both in a dilapidated condition. The gas meter is located to the front of the property.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



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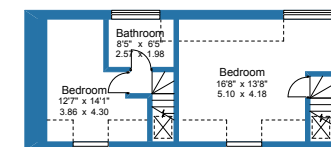
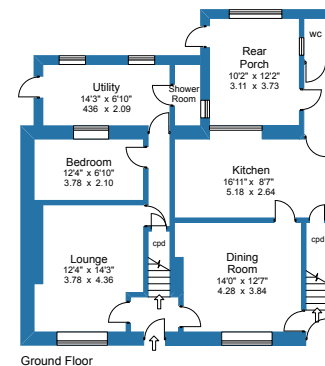
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.

The photographs have been taken with a digital camera, using a wide angled lens.

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First Floor
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