



**16 Galla Avenue, Dalbeattie, DG5 4JZ**

# 16 Galla Avenue, Dalbeattie, DG5 4JZ

Offers Over £230,000

“Spacious and well-presented detached bungalow in an elevated position within a desirable residential area on the outskirts of Dalbeattie.”

## Ground Floor

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Room
- + Sun Room
- + Kitchen
- + Utility Room
- + 2 Double Bedrooms
- + Bathroom
- + Shower Room

## External

- + Double Garage
- + Garden
- + Driveway

EPC Rating D

Council Tax Band E



## LOCATION

16 Galla Avenue sits in an elevated position within a desirable residential area. The front of the property enjoys views across Dalbeattie and the rear garden backs directly onto Rounall Woods. 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

Well presented, two bedroom detached bungalow offering spacious accommodation throughout. 16 Galla Avenue benefits from having multiple reception rooms, gas central heating and UPVC double glazing, with the exception of the sun room. The current owners have made a number of improvements to the property in recent years including the installation of a new kitchen and bathroom, new UPVC double glazing and landscaping works. Level garden grounds, an integral double garage and a driveway complete the accommodation on offer. The property would make an ideal home for a small family or a retired buyer.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

UPVC double glazed door with side and upper panels into entrance vestibule.

### Entrance Vestibule

Wooden door with obscure glass panel and matching obscure glass side panels to hall. Tiled flooring.

### Hall

Central heating radiator. Smoke alarm. Telephone point. Hatch to partially floor attic with light and Ramsay style ladder. Cupboard with shelving and coat hooks.

### Lounge

6m x 4.29m

Bright and spacious room with large picture window enjoying views across Dalbeattie. Vertical blind. Television point. 2 central heating radiators.

### Dining Room

3.49m x 2.94m

This room is has an open plan layout and leads through to the sun room. Glazed door to kitchen.

### Sun Room

3.4m x 2.85m

Wooden double glazed windows to sides and rear. Central heating radiator. Television point. Wooden double glazed door to side leading to rear garden.

### Kitchen

3.64m x 3.48m

Window to rear. Range of modern wall and floor mounted units with matching splashback and worktops. 1 1/2 sink and drainer. Rangemaster cooker hood and Flavel 5 gas burner cooker. Integrated dishwasher. Space for tall fridge freezer.

### Utility Room

3.4m x 2.48m

Window to rear. Range of wall and floor mounted units. Plumbing for washing machine and space for tumble dryer. Belfast sink. Tiled splashback at sink. Cupboard with shelving and coat hooks and further cupboard above. Modern Worcester combi boiler. Carbon monoxide alarm. Towel ring. Coat hooks. UPVC double glazed door to rear garden. Further doors to double garage and shower room.

### Bedroom 1

4.39m x 3.59m

Bright, generously sized room with window to front enjoying views across Dalbeattie. Vertical blind. Central heating radiator. Built in double wardrobe with shelf and hanging rail.

### Bedroom 2

3.49m x 3.2m

Window to rear. Central heating radiator. Built in double wardrobe with hanging rails and shelving.

### Bathroom

2.45m x 1.96m

Obscure glass window to rear. Modern white suite of W.C. and wash hand basin, both with built in cabinets and bath with Mira Agile shower and

glass shower screen. Respatex to full height at suite. Heated towel rack. Light up mirror.

### Shower Room

2.43m x 1.8m

Obscure glass window to rear. White suite of W.C., wash hand basin with built in cabinet below and shower cubicle with Mira Sport electric shower, 2 grab rails and shower seat. Tiling to half height at wash hand basin and to full height at shower cubicle. Central heating radiator. Dimplex wall heater. Shaving light. Towel ring.

## EXTERNAL

The sunny aspect, level front garden is laid mainly to decorative stones for ease of maintenance. Paved pathway leads to front door. Driveway leading to double garage. The decorative stones continue around the side of the property to the rear garden, bordered by mature hedges.

The rear garden, which overlooks Rounall Wood, is laid to a mix of lawn and decorative stones. Small patio area beside sun room with steps leading to sun room door. Outdoor light and tap. A gravel path leads around the other side of property back to the front garden. Gas meter.

### Double Garage 5.69m x 5.81m (at widest)

Double brick built garage with up and over door and further electric up and over door. Power and light. Electric meter and fuse box. Shelving and hooks. Wall mounted storage cupboard with shelving. Door to utility room.

## 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 611 247.

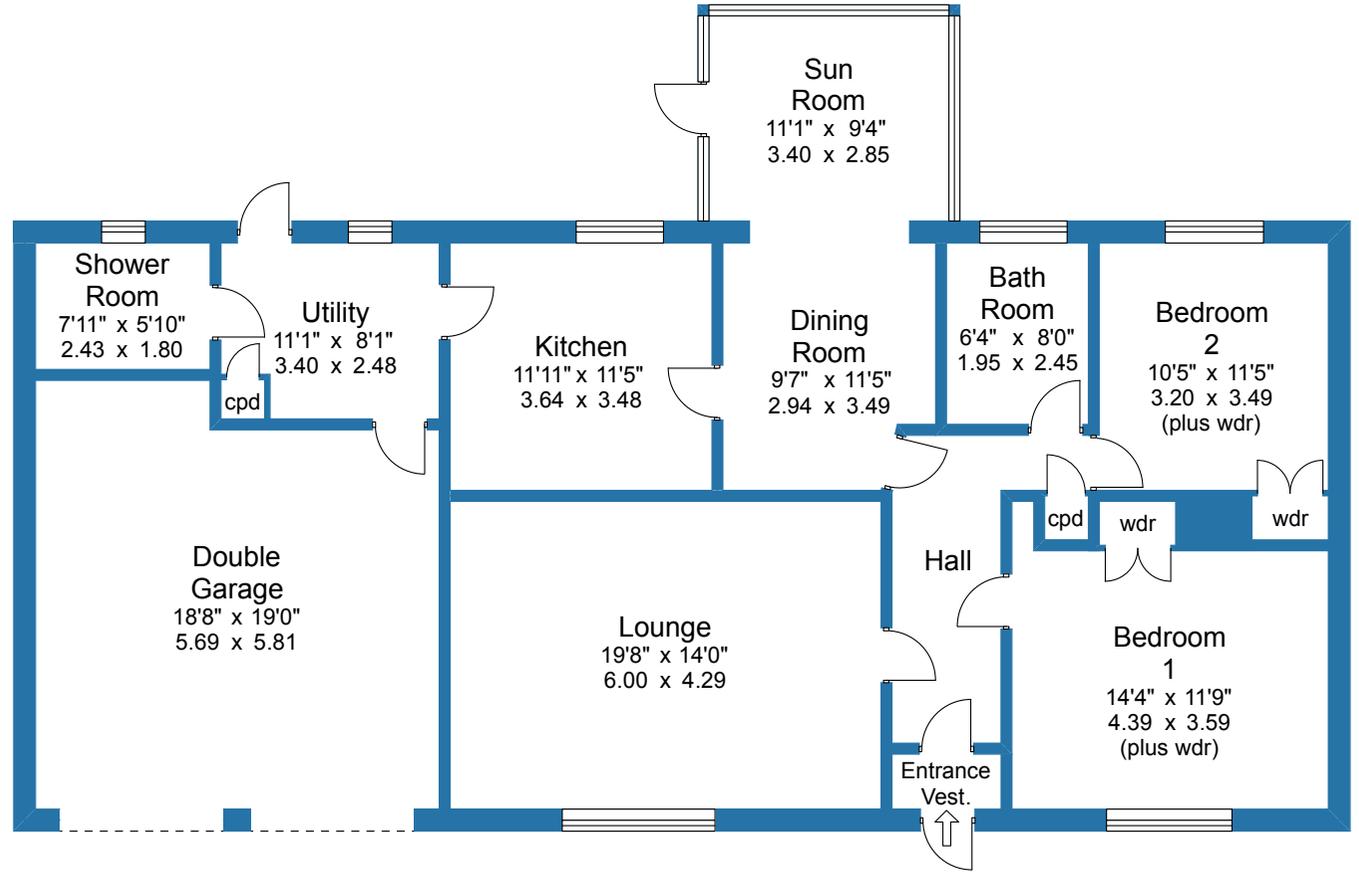
## HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## 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.





For illustrative purposes only. Not to scale.



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Castle Douglas  
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01556 503744

33 High Street  
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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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