



**6 KIRKENNAN DRIVE, DALBEATTIE, DG5 4DU**

**PRICE: OFFERS OVER £160,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**





**Room dimensions:**

Living Room	3.64m x 4.69m (approx)
Kitchen	3.08m x 3.93m (approx)
Shower Room	1.65m x 2.96m (approx)
Bedroom 1	3.55m x 3.83m (approx)
Bedroom 2	2.93m x 3.04m (approx)
Bedroom 3	2.56m x 2.74m (approx)

**EPC— D**

**Council Tax Band— D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This spacious three bedroom bungalow is situated within a quiet cul-de-sac in Dalbeattie. Just a short walk to the main street of the town which offers a range of local amenities such as convenience store, Post Office, Dentist, Doctors, eateries, hairdressers, both primary and secondary school. Dalbeattie is also on a regular bus route to both Dumfries town centre and Kirkcudbright. Benefitting from double glazing and central heating throughout, multi-fuel stove in the living room, driveway for 2 cars, garage and a generous garden to the rear. Viewings are highly recommended.

The accommodation comprises: good size living room with multi-fuel stove and views to the front of the property; kitchen with both floor and wall cupboards, integrated electric oven and hob, space and plumbing for washing machine; bedroom 1 is a large double room to the front of the property with built-in wardrobe and storage space; bedroom 2 is a double room to the rear of the property with built-in storage cupboard; bedroom 3 is a single room with views to the side of the property; shower room with W.C., washhand basin and shower cubicle. The attic is fully floored offering a great space for storage and is also fitted with electricity and lighting. The gardens surrounding the property are laid to lawn with a paved seating area to the rear, the garden shed is also included in the sale, the garage has electricity installed.



#### **SERVICES**

Mains water, gas, electricity and drainage.

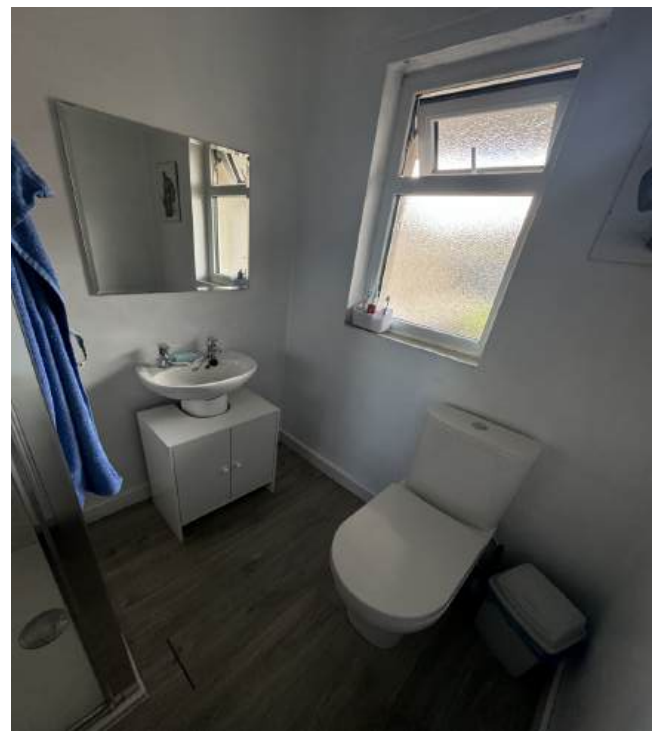
#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

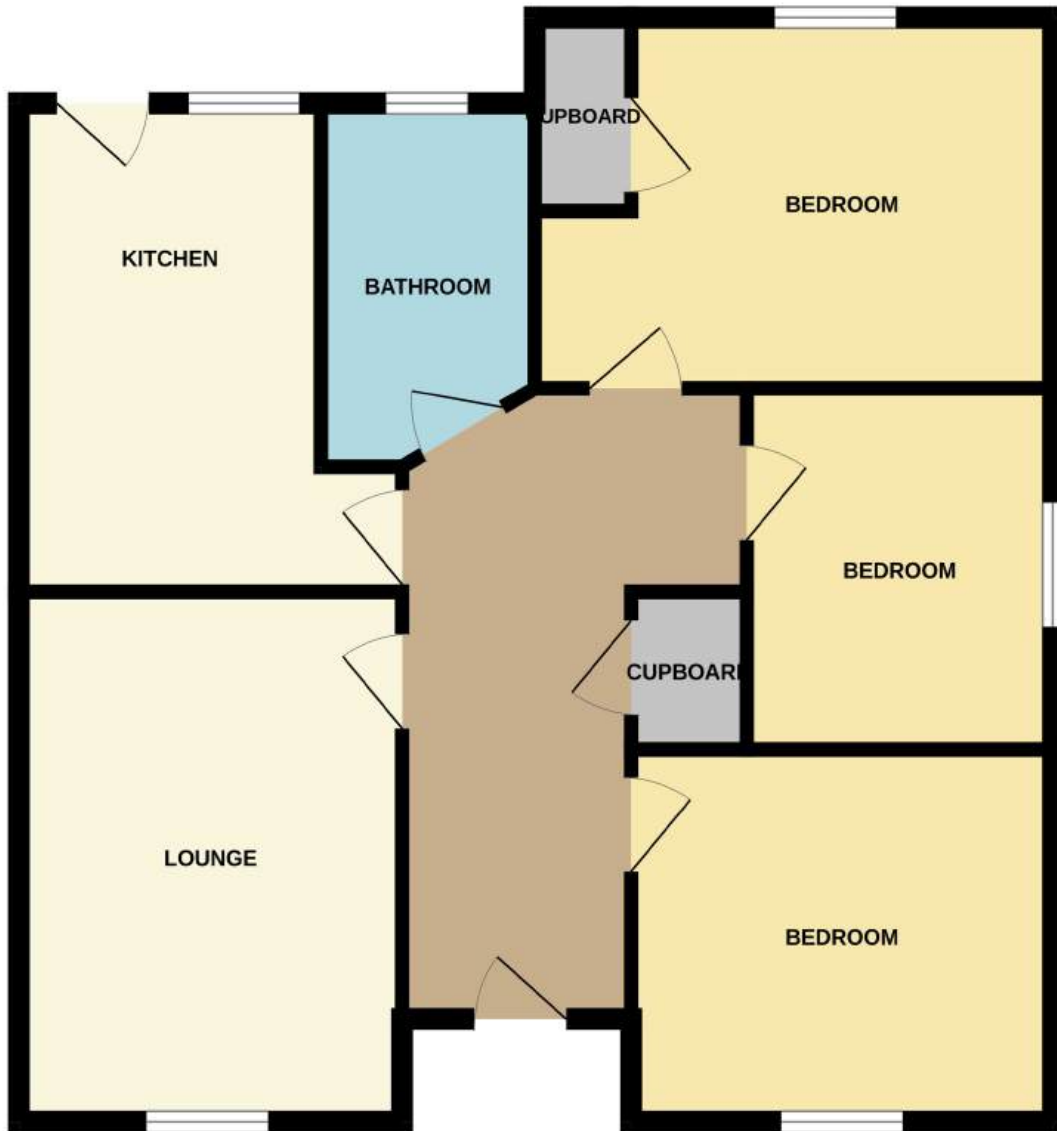








GROUND FLOOR  
71.5 sq.m. (769 sq.ft.) approx.



TOTAL FLOOR AREA : 71.5 sq.m. (769 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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