



Galla Avenue

Dalbeattie, DG5 4JZ

Offers Over £220,000



- Two-bedroom detached bungalow in a popular Dalbeattie location
- Main bedroom with French doors opening directly onto raised decking
- Substantial double garage with power, lighting & electric doors
- Two spacious double bedrooms with built-in storage
- Bright, well-proportioned accommodation arranged entirely on one level
- Excellent future potential to adapt the garage accommodation, subject to necessary consents
- Unique low-maintenance landscaped gardens with impressive Dalbeattie granite features
- Private rear garden with wood-fired hot tub & established woodland backdrop
- Excellent access to Dalbeattie amenities, local golf, outdoor pursuits & the Solway Coast
- EPC – C | Council Tax Band – D

Galla Avenue

Dalbeattie, DG5 4JZ

Offers Over £220,000



A detached bungalow with much more to offer than first meets the eye, combining comfortable single-level living, generous garaging and an exciting degree of flexibility for the future.

The accommodation is centred around a welcoming hallway and includes a bright lounge, well-equipped kitchen, two genuine double bedrooms and a modern shower room. The main bedroom is a particular highlight, with French doors opening directly onto the raised rear decking and garden, while both bedrooms benefit from built-in storage. The kitchen offers excellent everyday practicality, with the cooker, dishwasher and fridge freezer all included within the sale.

One of the property's biggest assets is its substantial double garage, complete with electric doors, power, lighting and a useful utility area to the rear. Ideal as it stands for vehicles, hobbies, storage or workshop use, its size may also give a future owner the opportunity to explore creating additional living accommodation, subject to the necessary planning permission, building warrants and consents.

The setting adds another dimension. Dalbeattie offers the convenience of primary and secondary schooling, local shops, takeaways, parks, play areas, sporting facilities and a golf course, while the beautiful Solway Coast is within easy reach. It is a location that works equally well for everyday life and for those who enjoy getting outdoors and making the most of southwest Scotland.

Viewings strictly by appointment only. To book a viewing, call Hunters Dumfries on 01387 245898 or email dumfries@hunters.com.

EPC Rating – C | Council Tax Band – D

Tel: 01387 245898

Entrance Porch

Welcoming entrance vestibule with tiled flooring, ceiling coving and an internal door opening into the main hallway.

Inner Hallway

A central hallway providing access to the lounge, kitchen, shower room and both bedrooms. Further features include a smoke alarm and loft access.

Lounge

A comfortable and naturally bright reception room with a large window providing plenty of natural light. The room has carpeted flooring, ceiling coving and a radiator. A gas fire provides a focal point to the room, although this is currently disconnected and non-operationa

Kitchen/Breakfast Room

A bright and well-equipped kitchen fitted with a good range of modern high and low-level units complemented by wood-effect work surfaces and vibrant red splashbacks. A stainless-steel sink and drainer sits beneath the large window, while the room also provides space for informal seating/breakfasting.

Further features include wood-effect flooring, a freestanding range-style cooker with extractor hood above, dishwasher and freestanding fridge freezer, all of which are included within the sale. A glazed external door provides access towards the outside areas.

Bedroom One

A spacious double bedroom enjoying a particularly pleasant connection with the rear garden through French doors opening directly onto the raised decking area. The room is carpeted and benefits from a contemporary vertical radiator together with two separate built-in wardrobes, providing excellent fitted storage.

Bedroom Two

A further good-sized double bedroom with a window providing natural light, carpeted flooring, radiator and built-in double wardrobe with sliding doors.

Please note: No marketing photograph is provided for Bedroom Two as the room was being used as a private office at the time of inspection and contained sensitive information. Room dimensions and layout are available on the floor plan.

Family Shower Room

Fitted with a generous shower enclosure with glazed screen, pedestal wash-hand basin and low-level WC. The shower area features distinctive vertically textured dark wall panelling, complemented by lighter wall panelling

elsewhere and geometric patterned flooring. Further features include a chrome heated towel rail and an obscure-glazed window providing natural light and privacy.

Double Garage

A substantial double garage offering excellent parking, workshop and storage space, fitted with electric up-and-over doors together with power and lighting. Its scale also offers an interesting opportunity for a future owner to investigate alternative uses or conversion to additional living accommodation, subject to all necessary planning permission, building warrants and other required consents.

Utility Area

Positioned to the rear of the garage is a useful utility area, adding further practicality and storage to the garage accommodation.

External Front

A particularly distinctive and individually landscaped front garden, predominantly finished in decorative stone for ease of maintenance and incorporating an impressive collection of substantial granite boulders and natural stone features, providing a fitting nod to Dalbeattie's strong association with granite. The garden is complemented by a varied selection of low-growing plants, shrubs and established planting, creating an attractive, individual and low-maintenance frontage to the property.

External Rear

A particularly private and individually landscaped rear garden, predominantly finished in decorative stone rather than lawn, and enjoying an attractive outlook directly onto established woodland. The garden incorporates a variety of mature planting, shrubs and raised planted areas, together with natural stone features and a traditional dry-stone boundary wall.

Immediately outside the property is a raised timber decked/seating area with pergola-style framework, creating an excellent space for sitting and entertaining outdoors. The garden also incorporates a wood-fired hot tub, which is included within the sale, together with dedicated hammock supports positioned within the garden.

The established woodland immediately beyond the rear boundary, mature planting and absence of properties directly behind combine to create a particularly peaceful and private outdoor setting.

Parking

Parking for 3-4 Vehicles

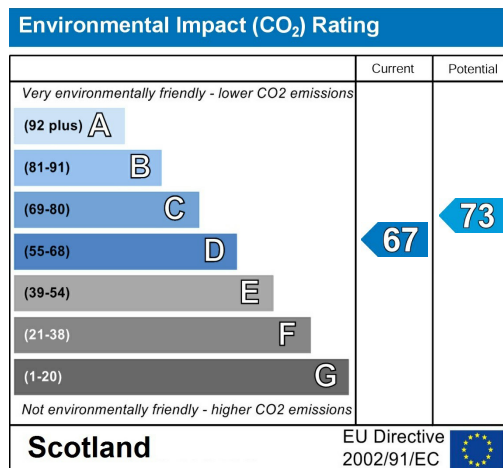
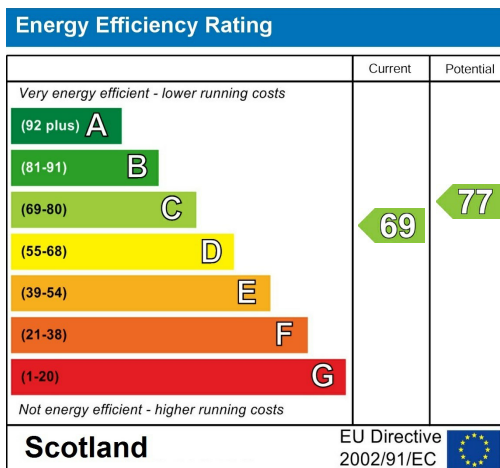
Floorplan







Energy Efficiency Graph



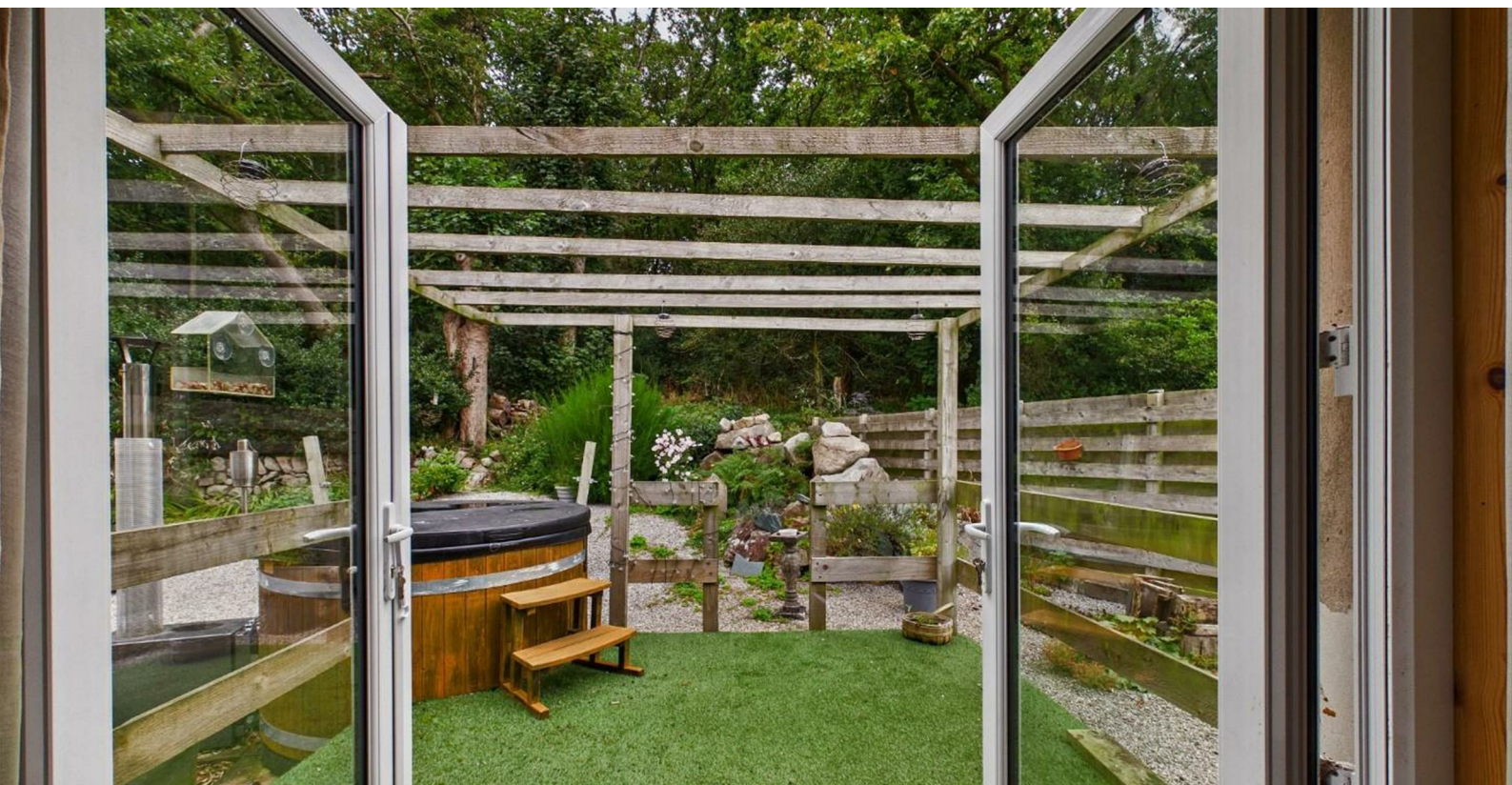
Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Moat Brae, 101 George St, Dumfries, DG1 1EA
Tel: 01387 245898 Email: dumfries@hunters.com
<https://www.hunters.com>

