

4 Craignair View

DALBEATTIE, DG5 4EG



*TWO-BEDROOM END OF TERRACE IN A HIGHLY
SOUGHT AFTER RESIDENTIAL LOCATION*



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We are delighted to offer to the market this magnificently positioned, bright and spacious property. It is within easy walking distance of all local amenities.

The property consists of a welcoming entrance hall, cosy lounge with a feature fireplace. A well-appointed kitchen with gas hobs. There are two double bedrooms with plenty of space for free standing furniture. A shower room that ticks all of your boxes, and laid to lawn rear garden that's a real suntrap in the summer months. This property further benefits from gas central heating and double glazing.

Early viewing is strongly recommended.

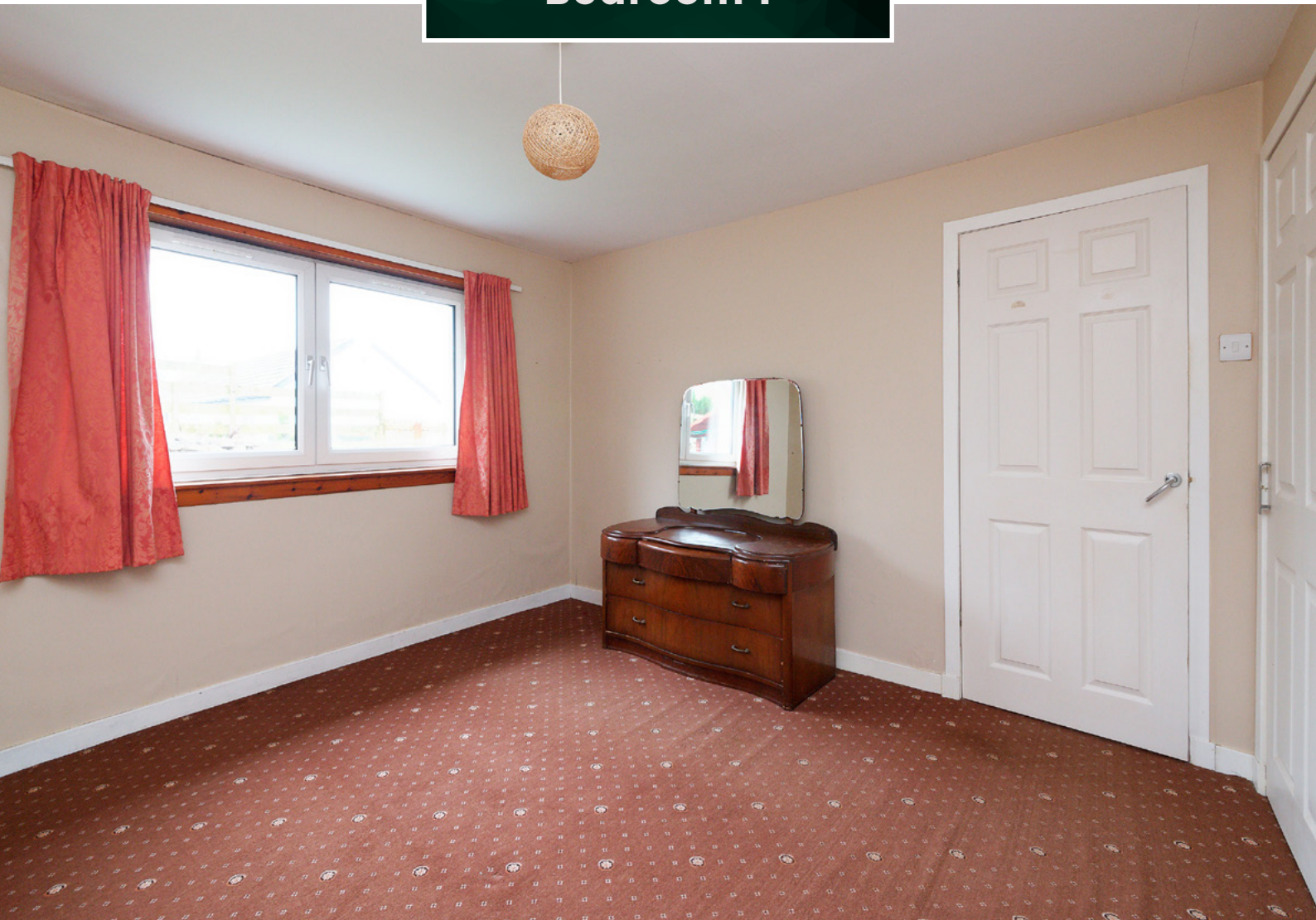
the lounge





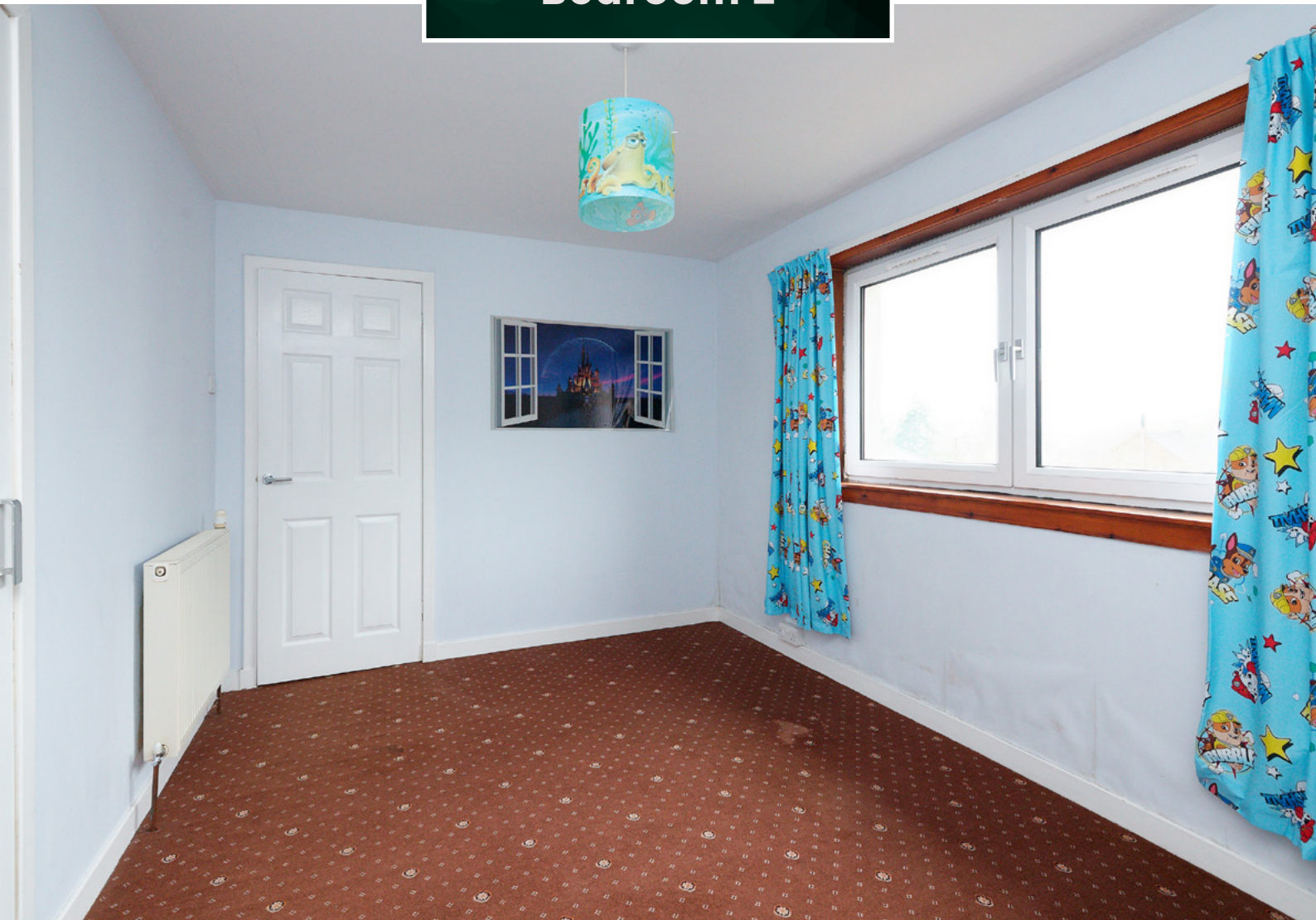


Bedroom 1

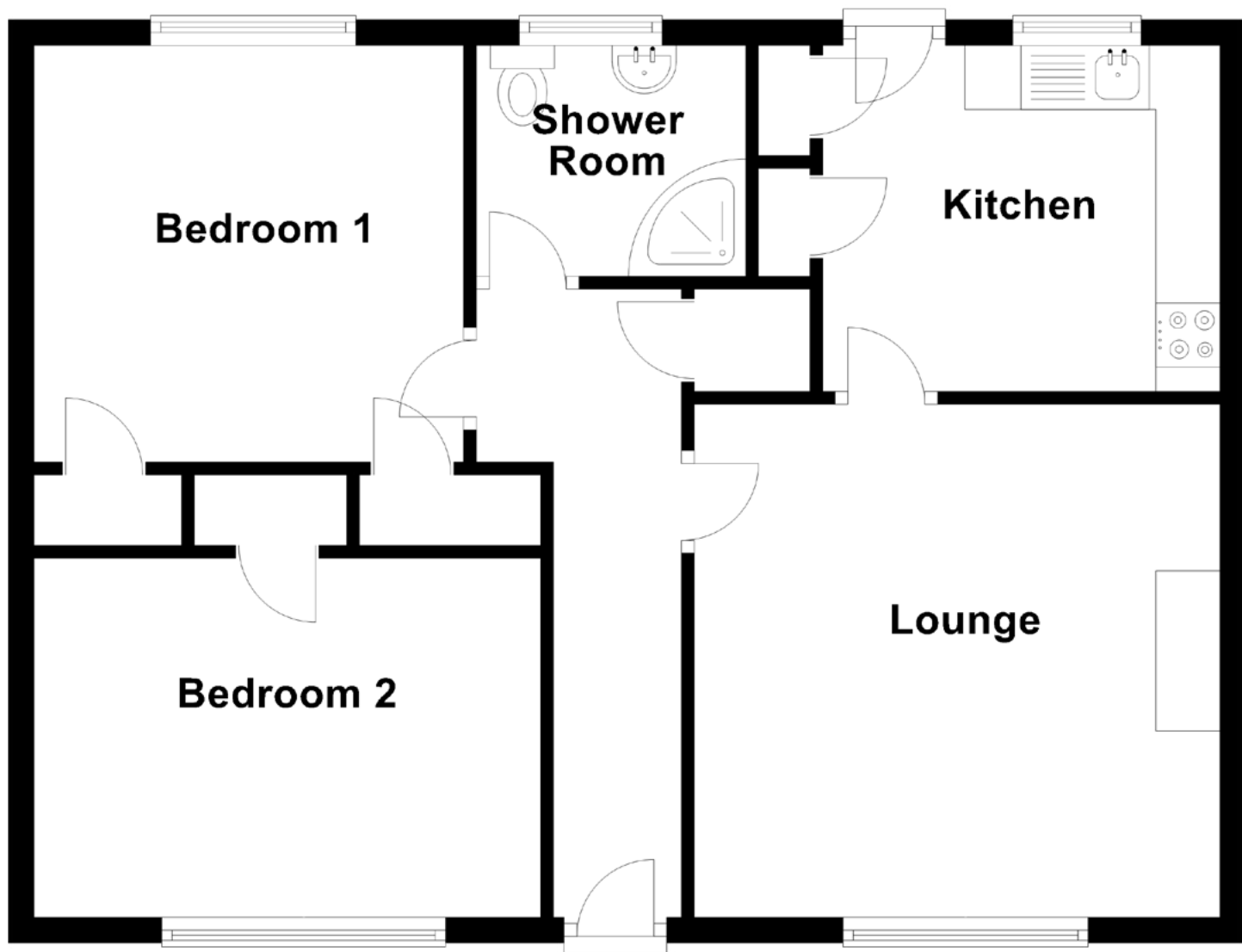




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.10m (10'2") x 2.70m (8'10")
Bedroom 1	3.35m (11') x 3.35m (11')
Bedroom 2	3.95m (13') x 2.80m (9'2")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 64m²

EPC Rating: C





Known as the Granite Town, Dalbeattie, surrounded by stunning countryside, offers many opportunities to enjoy the outdoors. The annual Hardrock challenge takes place at the Seven Stanes cycling track in Dalbeattie Forest. The thriving yachting village of Kippford, approximately four miles away, is also a short drive from the unspoilt beaches of Rockciffe and Sandyhills. There are several golf courses within and around Dalbeattie, to include the eighteen hole Championship course at Southernness.

The bustling Food Town of Castle Douglas is approximately six miles away and Dumfries, fourteen.



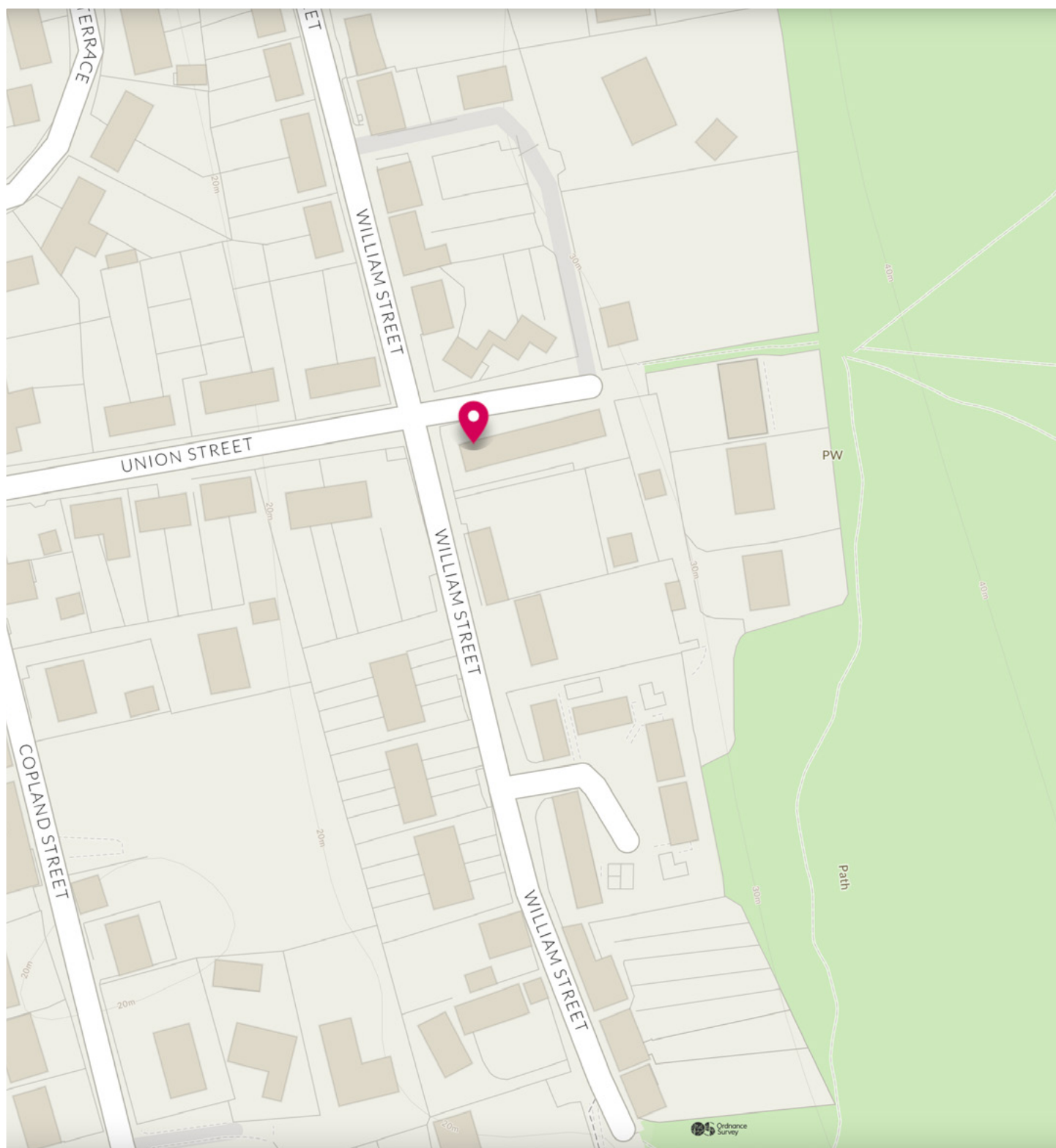


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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