




McEwan Fraser Legal
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Blair House, Flat 4, 4 John Street

DALBEATTIE, DG5 4JS

BLAIR HOUSE

FLAT 4, 4 JOHN STREET

DALBEATTIE, DUMFRIES AND GALLOWAY, DG5 4JS

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.

We are delighted to offer to the market this centrally positioned, bright and spacious flat with ample storage, in a detached block of four, converted from a former church in 1993. It is within easy walking distance of all local amenities.

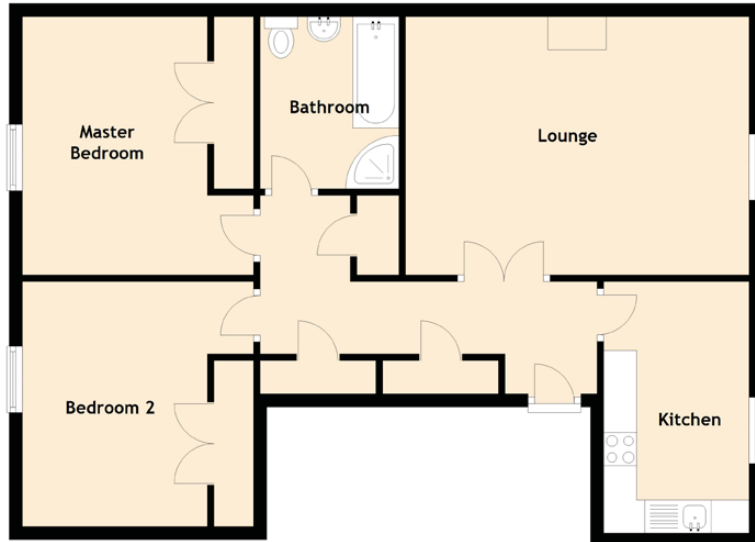
The flat consists of an entrance hall, lounge, kitchen, two double bedrooms, bathroom, shared drying area and allocated parking space. Further benefits include gas central heating and double glazing.

Early viewing is strongly recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

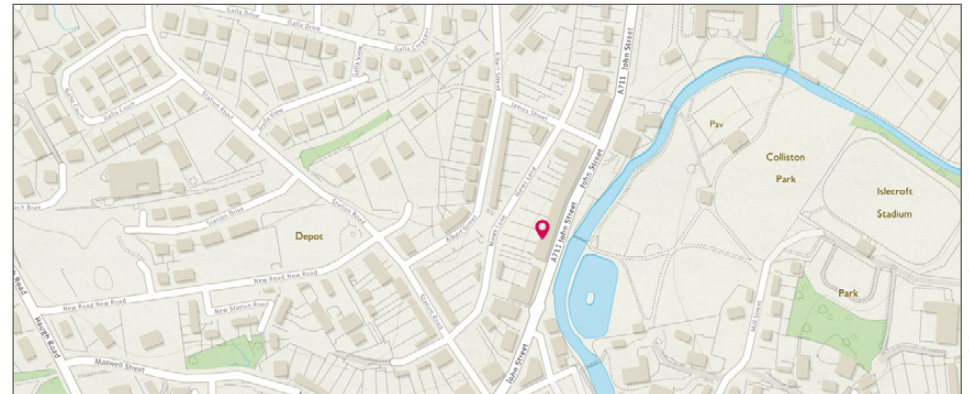


Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 2.20m (7'3")
Master Bedroom	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.70m (12'2") x 3.50m (11'6")
Bathroom	2.60m (8'6") x 2.10m (6'11")

Gross internal floor area (m²): 76m² | EPC Rating: D

Extras (Included in the sale): Fitted floor coverings.



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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer