

248 High Street

DALBEATTIE, DUMFRIES AND GALLOWAY, DG5 4DJ



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market a rare and unique development opportunity. This two-bed traditional stone-built cottage offers a truly unique development opportunity. This charming stone-built cottage is a genuinely rare-find, and offers a tremendous opportunity for budding developers or seasoned professionals with the drive and vision to turn it into a delightful home. The property would make a great residential home or bolt-hole, to get away from it all or even an ideal holiday let, which is sure to be popular in these staycation driven days.

The property sits in a quiet area, surrounded by nearby outstanding beautiful countryside. Nestled beautifully in a friendly area well known for its neighbourly spirit. Some of the traditional values that make a real community are very much alive here.

The Property

As it stands, the property is in need of a degree of internal and external refurbishment, however the value is evident, and for those with vision and a passion to roll their sleeve's up and get stuck in, then this is a great opportunity. Many traditional features remain, which could easily be brought up to a great standard for any couple to enjoy.

The possibilities really are numerous and will allow the new owners the opportunity to create their own version of a perfect place to come home to. There is also a good sized garden space to the rear of the cottage.



The accommodation consists of a spacious lounge which given the shape of the room would suit a range of furniture configurations. The home also benefits from a dining room adjacent to the kitchen. The kitchen is located to the rear of the property and finished in a range of fitted units. It's evident a new kitchen and bathroom would transform the property, and make it very comfortable and homely.





The Kitchen





Bedroom 1





Bedroom 2

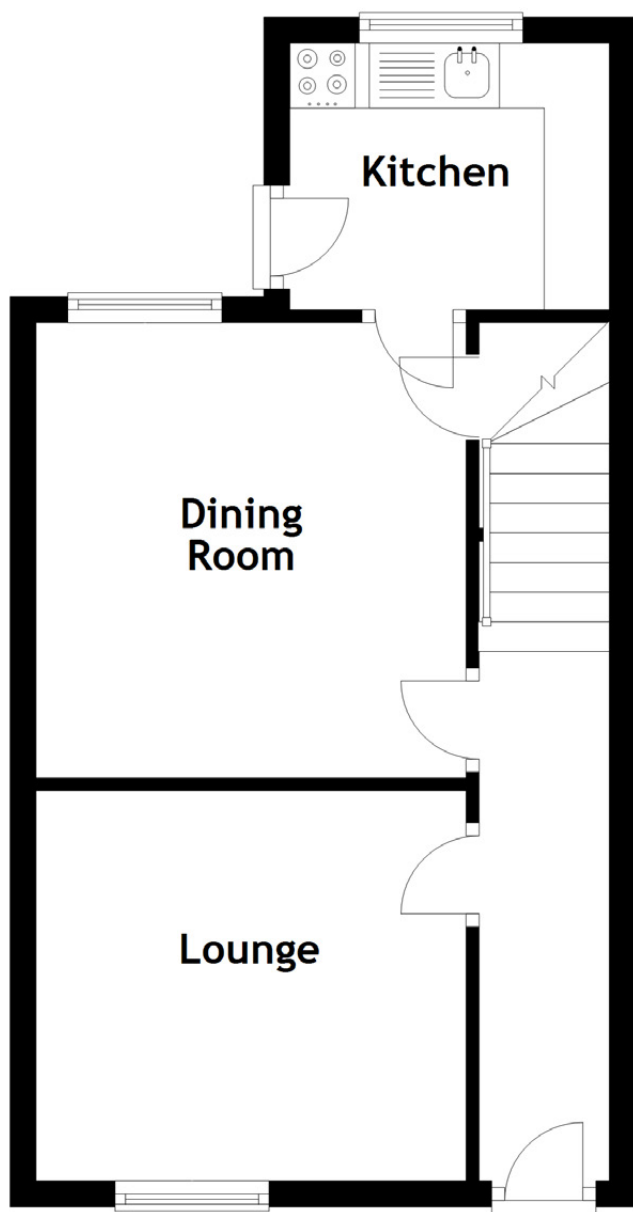




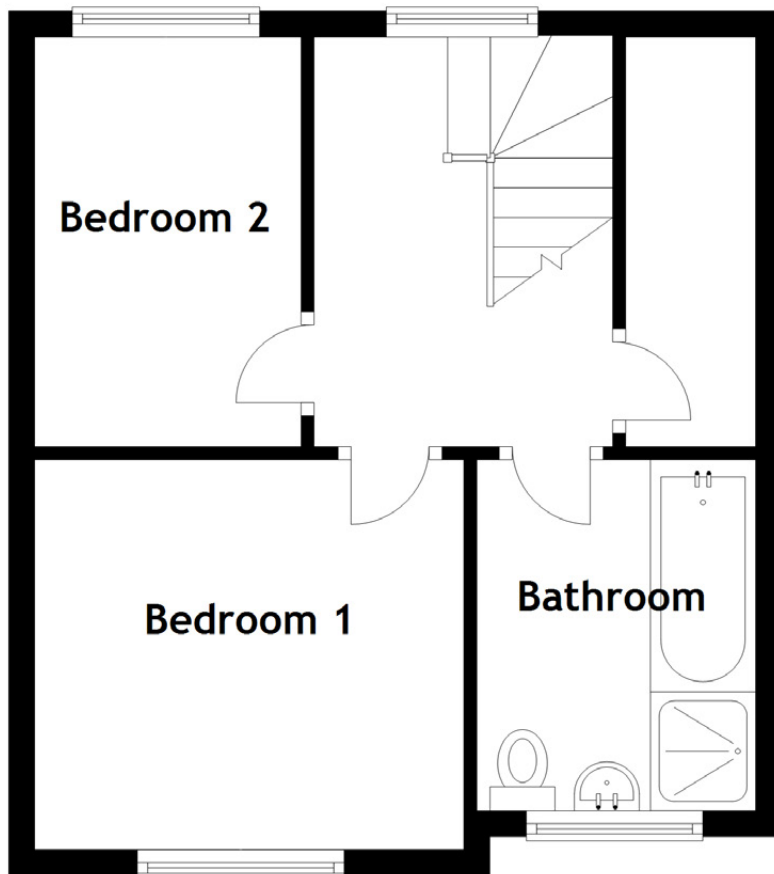
The bathroom is finished with a white bath, toilet and sink. The home is kept warm with central heating and double glazing.



Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	3.30m (10'10") x 3.00m (9'10")	Gross internal floor area (m ²): 70m ²
Dining Room	3.50m (11'6") x 3.30m (10'10")	EPC Rating: F
Kitchen	2.45m (8'1") x 2.05m (6'9")	
Bedroom 1	3.30m (10'10") x 3.00m (9'10")	Buyer's Premium Value: £1250
Bedroom 2	3.15m (10'4") x 2.05m (6'9")	
Bathroom	2.70m (8'10") x 2.15m (7')	

On-street parking is available to the front of the property. This charming period home would make an ideal buy for anyone, or fantastic holiday home accommodation.

Early viewing is strongly advised for anyone looking for a rare and unique period home with tremendous charm and potential.

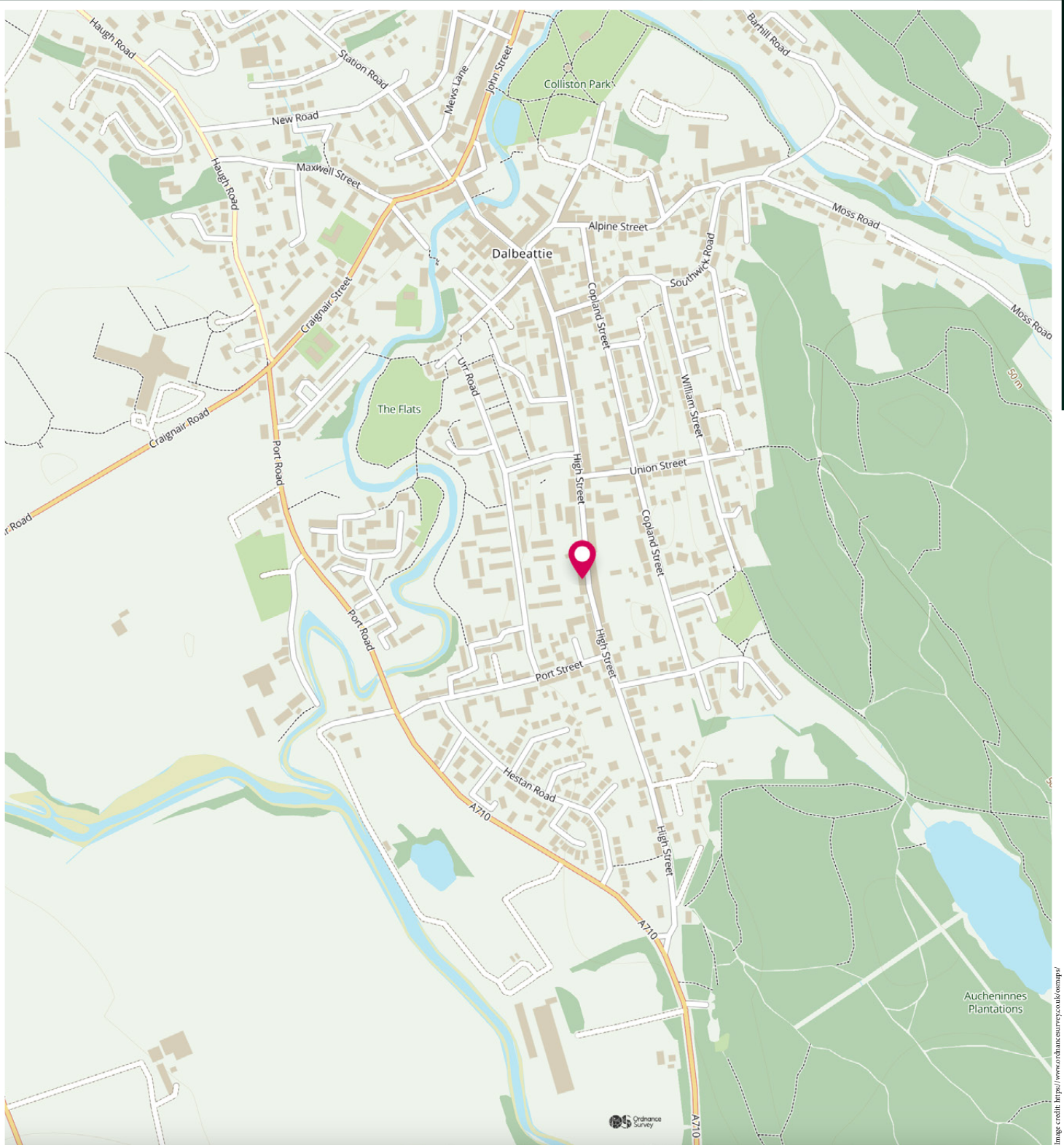




Known as the Granite Town, Dalbeattie is surrounded by stunning countryside and offers many opportunities to enjoy the outdoors. The annual Hardrock challenge takes place at the Seven Stanes cycling track in Dalbeattie Forest. The thriving yachting village of Kippford, approximately four miles away, 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.

Nearby amenities are plentiful and the bustling Food Town of Castle Douglas is approximately six miles away and Dumfries only fourteen.

The Location



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Text and description
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Photographer



Layout graphics and design
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Designer

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