



WILLIAMSON
& HENRY

Solicitors & Estate Agents



6 DALMUN AVENUE

DALBEATTIE, DG5 4PW

Light and airy one bedroom bungalow located in popular residential location a short distance away from all local amenities.



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Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Kitchen
Shower Room
Double Bedroom
Garden Room

Outside:

Front Garden.
Rear Garden.
Wooden Shed.
Greenhouse.



6 Dalmun Avenue is a bright and spacious bungalow located in a quiet cul-de-sac a short distance away from all local amenities. The property benefits from a good sized garden room which is accessed off the bedroom and enjoys a pleasant outlook across the rear garden.

It should be noted that the property isn’t currently suitable for mortgage purposes as there has been spray foam insulation installed in the attic space. More information can be provided to interested parties.

Dalbeattie has a very good range of local facilities, retail outlets, pubs and restaurants. The town itself benefits from the recently modernised Dalbeattie Learning Campus and newly built Health Centre. There are also a number of sporting activities available, including tennis courts (situated in Colliston Park), golf course, badminton, and the renowned “7 stanes” mountain bike course.

The town itself is well sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes’ drive away. The regional market town of Castle Douglas (also known as “The Food Town”) and the Artists’ Town of Kirkcudbright are also nearby.

ACCOMMODATION

Entered from garden through uPVC obscure glazed door with obscure glazed panel to side into:-

ENTRANCE HALLWAY2.05m x 1.78m

Wood-effect Parquet flooring. Built-in cupboard providing useful additional storage. Loft access hatch. Doors leading off to sitting room, shower room and bedroom. Radiator. Coat hooks. Ceiling light. Smoke alarm.

SITTING ROOM4.27m x 3.09m

Fitted carpet. Ceiling light. Wooden double glazed window to front with curtain pole, curtains and blind above. Fireplace with marble-effect hearth and surround with wooden mantel above. Ceiling cornicing. Door leading into:-

KITCHEN3.10m x 1.73m

Compact kitchen located to the front of the property with a good range of fitted kitchen units and laminate work surfaces. Stainless steel sink with mixer tap and drainer to side. Washing machine. Freestanding electric cooker with extractor hood above. Beko fridge freezer. Tongue and groove ceiling. Fluorescent strip light. Wooden double glazed window to front with blinds above. Heat sensor.

SHOWER ROOM1.98m x 1.67m

Generous corner shower cubicle with mains shower above and respatex-style wall paneling. Wooden obscure glazed window to rear with roller blind above. Extractor fan. White wash-hand basin with tiled splash backs. White W.C. Chrome heated towel rail. Ceiling light. Fixed bathroom mirror. Tile-effect vinyl flooring.

DOUBLE BEDROOM2.96m x 3.01m

Located to the rear of the property and enjoying ample natural light from the garden room. This well positioned double bedroom enjoys a pleasant outlook across the garden. Radiator. Built-in wardrobes along one wall. Ceiling light. Fitted carpet. French doors leading out to:-

GARDEN ROOM2.91m x 3.77m

Radiator. uPVC double glazed windows on two walls with blinds. Built-in shelving. Fitted carpet. Door leading out to rear garden.

Outside

6 Dalmun Avenue is set back from the street and is well positioned within a generous plot. The front garden is mainly laid to gravel, interspersed with mature shrubs. Paved driveway to side providing off-street parking for a number of cars and easy access to rear garden.

To the rear is a well sheltered garden which is mainly laid to gravel for ease of maintenance which is interspersed with a number of well-established perennials and shrubs. Pergola. Wooden shed. Greenhouse.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

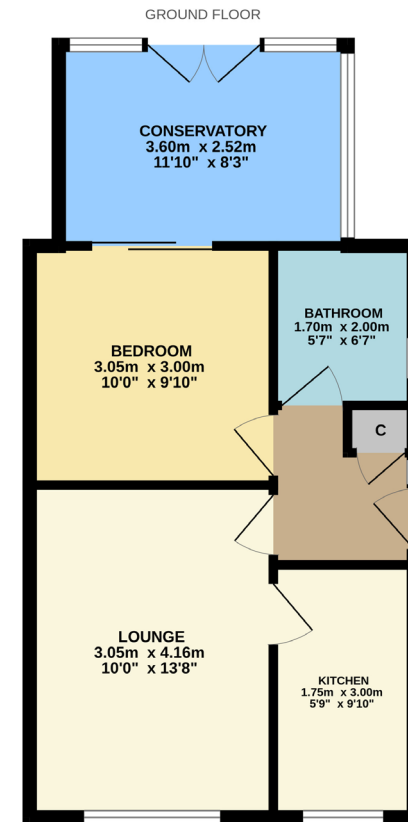
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ES/MCGRA01-01



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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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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