



2 New Road, Dalbeattie, Dumfries & Galloway, DG5 4FD
3 Bedrooms | Guide Price £285,000

PROPERTY DESCRIPTION

****A NEW BUILD FAMILY HOME CURRENTLY UNDER CONSTRUCTION****

We are delighted to present to the market this 3 bedroom detached new build house, currently under construction, located in the highly sought after private residential development at New Road, Dalbeattie. This bespoke property is being constructed by Armstrong Properties (Scotland) Limited under Architect's Supervision and benefits from a modern design with energy efficient materials in mind including solar panels (EPC Rating – B).

The spacious accommodation includes 2 double bedrooms and a single bedroom (downstairs double bedroom with en-suite), bright lounge with double aspect windows, study/playroom/dining room/4th bedroom, family bathroom and kitchen. Off-street parking for 4 cars. At this stage of the build the buyers will have a choice of kitchen and bathroom fixtures and fittings from a range of options provided by the developer.

Dalbeattie is an attractive town with a range of local amenities including Primary and Secondary schools, shops, restaurants and bars. There is easy access to the Solway Coast, beautiful beaches and countryside. DGRI Hospital is approx. 13 miles. There are endless opportunities for outdoor activities in the area including hill and coastal walks, 7 Stanes bike trails, trout, salmon and sea fishing, and the active marina at Kippford.

The Price is £285,000.

KEY FEATURES

- Choose own Kitchens and Bathrooms at build stage
- Local company using local tradesmen
- Ideally located, convenient for Dumfries and Castle Douglas
- Dalbeattie Primary/High School close by
- DGRI Hospital approx. 13 miles
- Off-street for 4 cars
- Site: 0.04 Hectares

GGM&W





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