



The Robin, Oswald Crescent, Southernness, DG2 8AZ

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Well presented, detached bungalow,
only a short walk away from
Southernness beach.

Accommodation

- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + 3 Double Bedrooms
- + En Suite Bathroom
- + Shower Room

External

- + Garden
- + Driveway

EPC Rating C

Council Tax Band C



LOCATION

The Robin enjoys a central location within the village and is only a short walk away from Southernness beach. Southernness is a popular coastal village located approximately 16 miles from Dumfries and 14 miles from Dalbeattie. The village is home to a championship golf course and offers several amenities including shops, hotel and a pub. The Southernness Lighthouse is the second oldest in Scotland.

DESCRIPTION

Well presented, detached, three bedroom bungalow, benefitting from solar panels, UPVC double glazing and an air source heat pump central heating system. The Robin has a flexible layout which will suit a variety of purchasers; the master bedroom, with its en suite bathroom and external access, has the potential to be utilised as holiday let accommodation or annexe accommodation for an elderly relative or teenager. Outside, the level, sunny aspect garden grounds are laid mainly to lawn. A driveway with space for one vehicle completes the accommodation on offer. Further on street parking is available nearby. The property would suit retired buyers, families and holiday let investors alike.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door with matching side panels into hall.

Hall

Window to side. 2 central heating radiators. 2 smoke alarms Large walk in cupboard housing electric meter, fuse box and hot water tank with light, shelving and coat hooks. Hatch to partially floored attic with ladder and light. Telephone point. Open plan to dining room. Doors to lounge, kitchen, all bedrooms and shower room.

Lounge 4.72m x 3.5m

2 windows to side. Solid fuel burner with a black limestone hearth. 2 built in wood stores. 2 central heating radiators. Television point. Smoke alarm. UPVC double glazed door to side, giving access to the garden.

Dining Room 2.61m x 2.6m

Window to side. Shelved alcove with small shelved cupboard below. Central heating radiator.

Kitchen 4.11m x 2.4m

Window to front and window to side, both with roller blinds. Range of modern wall and floor mounted kitchen units with black speckled stone effect splashback and worktops. Integrated CDA electric hob, cooker hood and built in oven. Space and plumbing for washing machine and tall fridge freezer. 1 ½ stainless steel sink with single drainer. Central heating radiator. Heat alarm.

Bedroom 1 5.9m x 4.9m

Generously sized master bedroom, which is currently used as a craft room. This room and its accompanying en suite, have the potential to be used as annexe or holiday let accommodation. 2 windows to rear. 2 central heating radiators. Door to en suite shower room. UPVC double glazed door to rear, giving access to garden.

En Suite Bathroom 2.45m x 2.36m

Obscure glass window to front. Modern white suite of W.C, wash hand basin and bath with glass shower screen and shower. Waterproof wall panelling to full height at suite. Heated chrome towel rack.

Bedroom 2 3.3m x 3m

Window to rear. Central heating radiator. Range of built in wardrobes with hanging rails, shelving and mirrored sliding doors.

Bedroom 3 3.89m x 2.61m

Window to rear. Central heating radiator. Built in double wardrobe with shelving.

Shower Room 2.28m x 1.89m

Modern white suite of W.C, wash hand basin and large walk in shower cubicle with glass shower screen and shower. Tiling to full height. Tiled flooring. Extractor fan. Heated towel rack. Shaving light.

EXTERNAL

The level, sunny aspect garden grounds are fully enclosed by wooden fencing and enjoy a good degree of privacy. The grounds are laid mainly to lawn, with borders of mature shrubs and bushes. Water feature. Small patio area by lounge. Larger areas of patio are located to the front and rear of the property. Samsung air source heat pump. Outdoor light and tap. Rockery beds. Wood store. Greenhouse and wooden shed. 2 stores. Wooden gates at the front and rear of the property give access to the tarmac driveway. Water butt. A further wooden gate at the front gives pedestrian access to Oswald Crescent.

Please Note

Non-integrated white goods and book shelves may be available, subject to separate negotiation.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

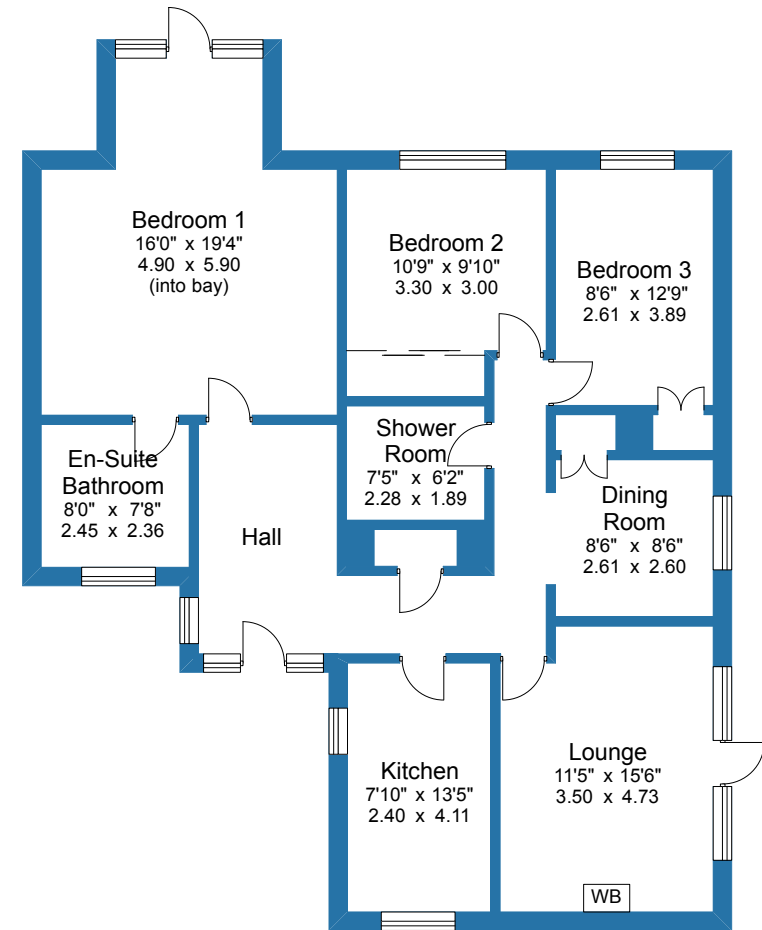
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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