



**Auchensheen, Colvend, DG5 4QW**

# Auchensheen, Colvend, DG5 4QW

“Spacious, detached bungalow with views over open countryside, in a pleasing rural location”

## Accommodation

- + Entrance Vestibule
- + Lounge/Dining Room
- + Kitchen
- + Hall
- + 4 Double Bedrooms
- + Bathroom
- + W.C.

## External

- + Garden
- + Off Street Parking
- + Double Garage

EPC Rating F

Council Tax Band E

What 3 Words Reference:

[///wheels.shredding.lizard](http://wheels.shredding.lizard)



## LOCATION

Set back from the main road, Auchensheen is located just a few miles from Colvend, a delightful village with a restaurant, church, shop and primary school. The Clonyard Hotel is approx. 300 yards away from the property and has good facilities: a restaurant, bar meals and lounge bar. The coastal villages of Rockcliffe and Kippford are also in close proximity. Amenities in Kippford include two pub/restaurants, a nine hole golf course, the yacht club and tearoom/shop. Rockcliffe boasts a lovely beach. The countryside surrounding Auchensheen in all directions offers an excellent choice of outdoor activities. Sea, fly and coarse fishing are all available close to hand. Golfers are also well catered for with courses nearby in Kippford, Colvend, Dalbeattie and the Championship course at Southernness. Walking and cycling facilities, including the 7Stanes National Cycle Tracks and walking tracks in Dalbeattie Forest, are all situated within a few miles. "The Granite Town" of Dalbeattie is the gateway to The Solway Coast, and offers primary and secondary schooling, shops, local food stores and a health centre.

## DESCRIPTION

This detached bungalow offers bright, spacious accommodation and enjoys wonderful views across open countryside to the rear. It benefits from full UPVC double glazing and partial electric heating, in the form of ceiling mounted panel heaters. There are also Dimplex electric storage heaters throughout the property but these are not in working order. There are sunny aspect, wrap around garden grounds which offer an excellent degree of privacy and are regularly visited by a range of wildlife. Off street parking and a double garage complete the accommodation on offer. Auchensheen does require modernisation but once works have been completed, the property would make an ideal family home.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

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

### Entrance Vestibule

Coat hooks. Double wooden doors to lounge/dining room.

### Lounge 6.66m x 6.62m (at widest)

Spacious, multi aspect room, enjoying views over the front garden. 2 large picture windows to front and further windows to both sides. Solid fuel

fireplace (not currently in use) with slate hearth and brick mantelpiece. Cupboard housing fuse box and electric meter with shelving and hooks. Television point. 3 ceiling mounted electric panel heaters. Shelving. Smoke alarm. Glazed doors to kitchen and to hall.

### Kitchen 4.13m x 3.43m

Window to rear and further window to side with roller blind. Range of wooden wall and floor mounted units with marble effect worktops and tiled splashback. Built in table. Integrated Schott Ceran electric hob, Hotpoint oven, Zanussi cooker hood and Electrolux microwave. Beko under counter freezer, Hotpoint under counter fridge and Tricity Bendix washing machine. Stainless steel sink and drainer. Extractor fan. Coat hooks. Immersion water heater controls. Heat alarm. UPVC double glazed obscure glass door to rear, giving access to the rear garden.

### Hall

Shelved cupboard with further cupboard above. 2 ceiling mounted electric panel heaters. 2 smoke alarms. Heating controls. 2 handrails. Hatch to attic. Doors to all bedrooms, bathroom and W.C.

### Bedroom 1 5.13m x 3.03m

Window to front. Ceiling mounted electric panel heater. Television point and telephone point.

### Bedroom 2 3.78m x 3.73m (at widest)

Window to front. Television point.

### Bedroom 3 4m x 3.47m (at widest)

Window to rear. Television point.

### Bedroom 4 3.28m x 2.92m

Window to rear.

### Bathroom 3.26m x 2.89m (at widest)

2 obscure glass windows to rear. Suite of W.C., wash hand basin, bath and shower cubicle with Redring electric shower. Tiling to full height at shower cubicle, to half height at bath and tiled splashback at wash hand basin and W.C. Small wall mounted electric heater. 3 towel rails and towel rack. Mirrored vanity cabinet. Small cupboard with shelf above. Coat hooks.

### W.C. 2.82m x 1.47m

Obscure glass window to rear. White suite of W.C. and wash hand basin with tiled splashback. Mirrored vanity cabinet. Towel rail. Small shelved cupboard.

## EXTERNAL

The front garden is laid mainly to lawn and is bordered by a range of mature hedges, bushes and trees which offer an excellent degree of privacy. A wooden gate gives access from the main road to a parking area. A paved path, bordered by gravel, leads to both the front door and the rear garage door and continues around the side of the property to the rear garden.

The rear garden enjoys wonderful open views over the surrounding countryside. It is laid mainly to lawn, with a range of mature shrubs, hedges and trees. Further areas of lawn and patio. Washing lines. Outdoor light and tap. Greenhouse.

## Double Garage

Block built double garage with concrete base and electric up and over door. Power points and light. UPVC double glazed window to rear and UPVC double glazed door to rear.

## Please Note

White goods are included in the sale.

## 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.

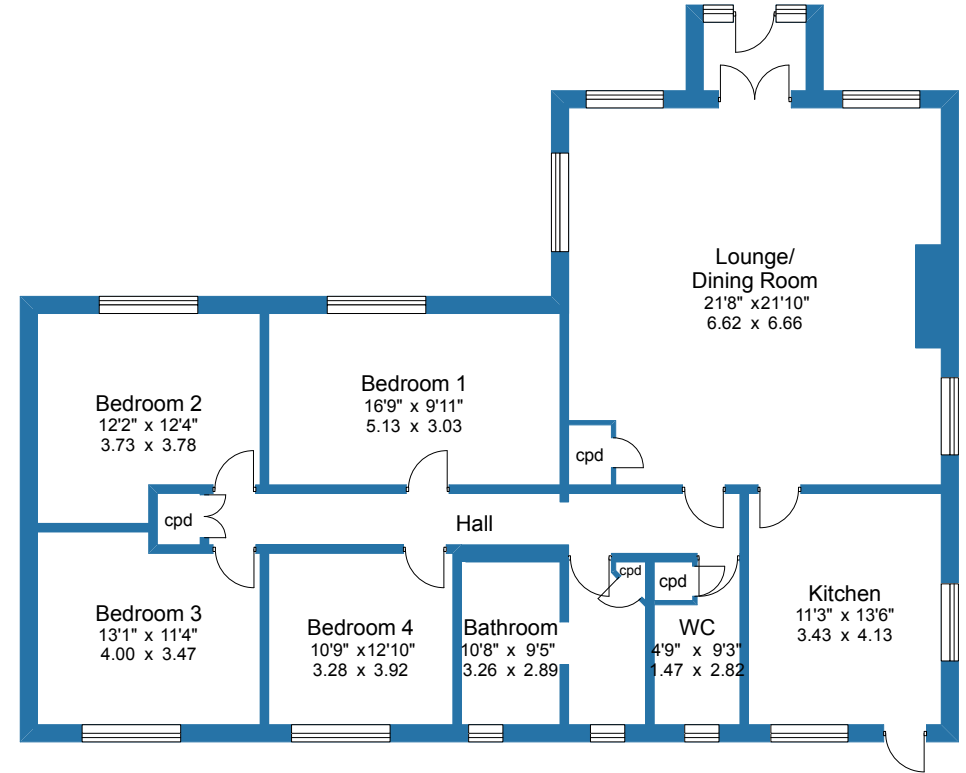
## HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into [www.onesurvey.org](http://www.onesurvey.org).

## 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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

