



**Laggan Hill Lodge, 12 Barend, Sandyhills,
Dalbeattie, DG5 4NU,**

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“Well presented three bedroom log chalet with countryside views at Barend on the scenic Solway Coast”

Ground Floor

- + Open plan lounge/kitchen diner
- + Double Bedroom
- + Family Bathroom

First Floor

- + Two double bedrooms (1 with en-suite shower room)

External

- + Parking for 2 cars
- + Two balconies
- + Cellar

EPC Rating G

Council Tax Band D



LOCATION

Laggan Hill Lodge enjoys a pleasant outlook over Barend's landscaped ground to the front and rear. Barend, Sandyhills is approximately 6 miles from Dalbeattie, 12 miles from Castle Douglas, the "Galloway Food Town" and 21 miles south west of Dumfries. Sandyhills beach is one of the best sandy beaches on the Solway Coast and is a short walk from the chalet. There are lovely coastal and cliff top walks to the villages nearby including Rockcliffe and Kippford. Barend is the ideal location to explained the Galloway Countryside as the area provides excellent outdoor activities such as yachting at Kippford, 18 hole golf courses (adjacent Colvend Golf Course and a short drive to a championship course at Southernness), fishing in lochs and rivers, the 7 Stanes mountain bike trails and walks in the nearby Dalbeattie and Mabie Forests. There is a Wildlife Reserve at Mersehead on the Solway Coast and a Deer Park nearby. At Barend there is a Farmhouse style complex which provides a private heated indoor swimming pool and sauna, a restaurant and lounge bar, boules courts and a small adventure playground. Barend Riding Centre and a fishing loch are adjacent to the site.

DESCRIPTION

12 Barend is a detached Scandinavian style "A Frame" type lodge of solid log construction boasting 3 double bedrooms. The lodge is beautifully presented, with a modern fitted kitchen, bathroom and en-suite shower room. The light filled accommodation is spaciouly laid out with both the ground and first floor benefitting from their own balconies to enjoy the views over the countryside. The property benefits from gas fired central heating and wood effect UPVC double glazing throughout. Laggan Hill would make an ideal holiday home or holiday let investment and can be used as a full time main residence if desired.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Entrance Hall

UPVC obscure glazed external front door into hallway. Wooden staircase to first floor; doors to bedroom 3, bathroom, cupboard containing electric

Aquair heater; glazed door and screen to open plan lounge/kitchen diner; radiator; coat hooks; smoke alarm; fitted carpet.

Open plan lounge kitchen/diner

Lounge

Good sized, light filled room thanks to 2 sliding patio doors and 1 single glazed door to balcony; television connection point; smoke alarm; fitted carpet.

Kitchen

Modern fitted wall and floor units with complementing worktops and tiled splashbacks; window to side; stainless steel sink, drainer and mixer tap; candy ceramic hob with extractor chimney hood; integrated Hotpoint oven; space and plumbing for washing machine; Bosch dishwasher; Bosch under counter freezer; indesit under counter fridge; smoke alarm; wood effect linoleum.

Bedroom 3

Double bedroom with window to front; integrated cupboard with hanging space; coat hooks; radiator; fitted carpet.

Bathroom

Modern fitted suite of W.C, wash hand basin and shower over bath with glass screen; tiles to 2 walls; obscure window to side; heated towel rail; wall mounted mirror; wood effect flooring.

First Floor

Staircase opens to Bedroom 1.

Bedroom 1

Large double bedroom extending the full width of the lodge with sliding patio doors to balcony; door to bedroom 2; television connection point; smoke alarm; fitted carpet.

Bedroom 2

Double bedrooms with en-suite shower room; window to front; built in cupboard with hanging space; door to en-suite; fitted carpet.

En-suite shower room

Modern suite comprising W.C, wash hand basin and electric shower cubicle with glass sliding doors and waterproof wall panelling; obscure window to front; heated towel rail; extractor fan; wood effect linoleum.

Cellar

Storage area housing Worcester boiler; under counter freezer; concrete floor.

Please Note

Many items of furniture are included in the sale. A copy of the inventory is available upon request.

SERVICES

The property is served by mains electricity. A communal L.P.G tank supplies gas to the property on a metered basis with the meter located in an external box to the front. There is a monthly charge to Barend Properties Association Limited for site maintenance, refuse collection, water, drainage and road maintenance.

OUTSIDE

Parking for 2 cars outside front door; outside tap; gas box and meters; outside light; communal grass areas.

VIEWING

By appointment with the Selling Agents on 01556 504038.

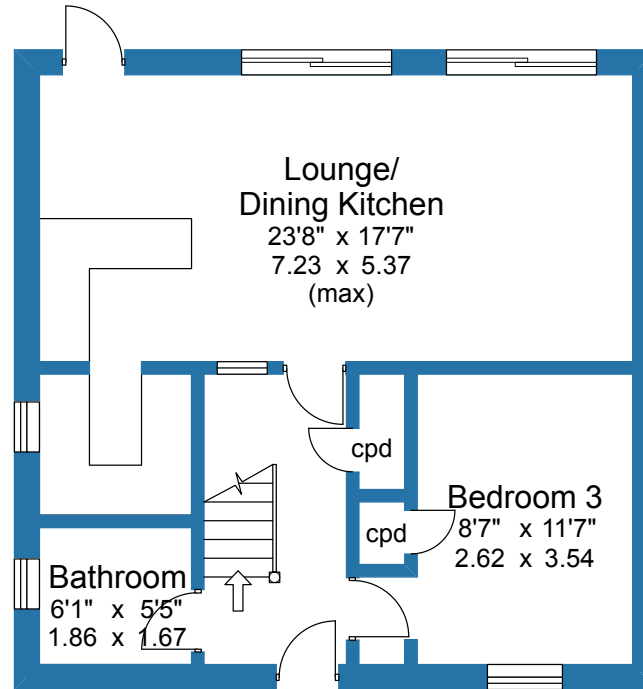
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org

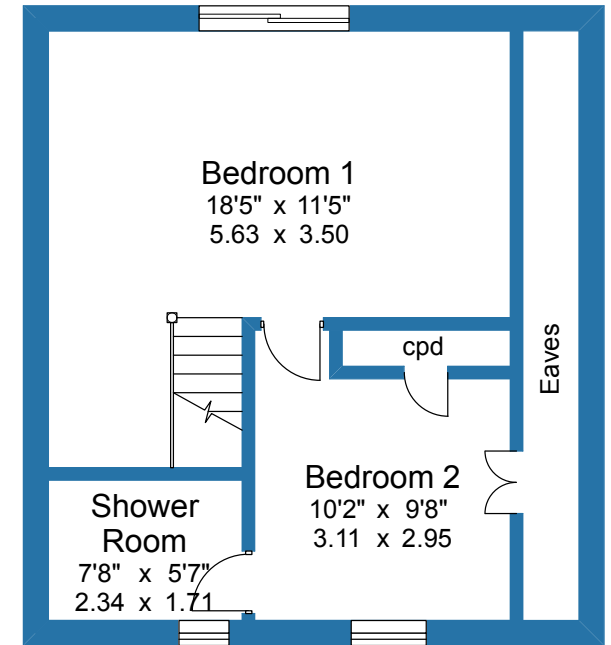
OFFERS

Offers 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.





Ground Floor



First Floor

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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