



**Nau Mai, Auchenhill, Colvend, DG5 4QW**

# Nau Mai, Auchenhill, Colvend, DG5 4QW

“Spacious, detached house with substantial garden grounds and views of the surrounding countryside.”

## Ground Floor

- + Hall
- + Lounge/Dining Room
- + Sun Room
- + Kitchen
- + Rear Hall
- + 3 Bedrooms
- + Bathroom
- + En Suite Shower Room

## First Floor

- + Sitting Room
- + Bedroom
- + Shower Room

## External

- + Garden
- + Parking Area
- + Garage

EPC Rating C  
Council Tax Band F





## LOCATION

Located just off the A710 coast road, Nau Mai is located just a few miles from Colvend, a delightful village with a restaurant, church, shop and primary school. The Clonyard Hotel is approx. 400 yards away from Nau Mai and has good facilities: a restaurant, bar meals and lounge bar. The coastal villages of Rockcliffe and Kippford are also in close proximity. Rockcliffe boasts a lovely beach and art & craft gallery. Amenities in Kippford include two pub/restaurants, a nine hole golf course, the yacht club and tearoom/shop. The countryside surrounding Nau Mai 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 Meikle Forest and Dalbeattie Town Wood, are all situated within a few miles, with a forest access point only a short walk away from Nau Mai. "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

Four bedroom detached house, set within substantial garden grounds and enjoying lovely views over the surrounding countryside. Nau Mai is approximately eighteen years old and benefits from double glazing and oil fired central heating. The current owner has developed the attic space into further accommodation and it is suitable for a variety of uses such as separate accommodation for elderly relatives, a teenager or for guests.

The rooms are bright, well presented and generously proportioned. Outside, the extensive garden is laid mainly to lawn and gravel. A garage, wood store and large parking area with space for several vehicles complete the accommodation on offer.

Nau Mai offers an ideal opportunity for those wishing to experience a semi-rural lifestyle, whilst still being close to local town centres and all they have to offer.

Viewing is highly recommended to appreciate the quality of the accommodation on offer.

## ACCOMMODATION

Steps lead to wooden, double glazed door with obscure glass panels to side into hall.

### Hall

2 central heating radiators. Stairs to first floor. Smoke alarm. Thermostat. Hatch to attic. Wooden flooring. Glazed doors to lounge and kitchen and further doors to all downstairs bedrooms and bathroom.

### Lounge/Dining Room 7.86m x 4.75m (at widest)

3 UPVC windows to front and 2 to sides. Multi fuel stove with brick surround and wooden mantelpiece. 2 central heating radiators. Television point and telephone point. The lounge is currently separated from the kitchen by a half height wall but this could easily be removed to form an open plan lounge/dining/kitchen. Glazed door to sun room.

### Sun Room 3.98m x 3m (at widest)

A range of UPVC windows to the front, rear and side. Central heating radiator. Television point.

### Kitchen 4.85m x 3.76m

UPVC window to rear. Range of wall and floor mounted units, some with glass display panels. Tiled splashback and wooden worktops. 1 ½ stainless steel sink and single drainer. Integrated Indesit cooker hood, Baumatic 5 ring gas hob and oven. Space for tall fridge freezer. Plumbed for washing machine and slimline dishwasher. Central heating radiator. Telephone point. Large pantry cupboard with light, power and shelving.

### Rear Hall

Modern Worcester oil fired boiler. Coat hooks. Fuse box. Shelf. Extractor fan. Carbon monoxide alarm. UPVC double glazed obscure glass door to rear garden.

### Bedroom 1 3.72m x 3.5m

UPVC double glazed patio doors to rear garden. Central heating radiator. Large walk in wardrobe with hanging rails and shelving. 2 telephone points and television point. Glazed obscure glass door to en suite shower room.

### En Suite Shower Room 2.91m x 1.79m

UPVC obscure glass window to rear. Modern white suite of W.C, wash hand basin, bidet and walk in shower with curtain rail and mains water shower. Tiling to full height at shower and half height wood panelling elsewhere. Central heating radiator. Towel rail and 3 grab rails. Shaving light. Extractor fan. Mirrored vanity cabinet.

### Bedroom 2 3.35m x 3.11m

UPVC window to front. Central heating radiator. Built in double wardrobe with sliding doors, hanging rail and shelf. Television point.

### Bedroom 3 3.11m x 2.84m

UPVC window to front. Central heating radiator. Built in double wardrobe with sliding doors, hanging rail and shelf. 2 telephone points.

### Bathroom 2.91m x 2.17m

UPVC obscure glass window to rear. Modern white suite of W.C, wash hand basin and bath with Triton electric shower, Bath Knight bath lift and curtain rail. Tiling to full height at bath and half height wood panelling elsewhere. Central heating radiator. Extractor fan. Shaving light. Grab rail. Vanity cabinet.

### Landing

Wooden velux window to front. Hatch to attic. Smoke alarm. Doors to sitting room, bedroom 4 and shower room.

### Sitting Room 6.98m x 5.77m (at widest)

Bright spacious room with views over the surrounding countryside. 2 UPVC windows to front and 4 wooden velux windows to rear. 2 central heating radiators. 2 eaves cupboards. Television point.

### Bedroom 4 5.41m x 4.66m (at widest)

2 wooden velux windows to front with 2 window seats below. Central heating radiator. 2 built in double wardrobes with hanging rails and shelving. Television point.

### Shower Room 2.78m x 1.58m (at widest)

Wooden velux window to rear. Modern white suite of W.C, wash hand basin and shower cubicle with mains water shower. Tiling to full height at shower and to ½ height at W.C and wash hand basin. Central heating radiator. Towel rail.



## EXTERNAL

The front and side of the property are laid to gravel to provide off road parking and turning space for several vehicles. Newly installed metal gate at entrance. Border of mature bushes and shrubs. 2 outdoor lights and steps by front door.

The sunny aspect rear garden is laid mostly to lawn and gravel with a range of mature shrubs and bushes. Drying lines. Access ramp with hand rails to utility room door. Steps to utility room and bedroom 1 doors. 4 outdoor lights. Wood store behind garage housing oil tank.

## Garage 7.81m x 3.61m

Brick built garage with concrete base and up and over door. Single glazed window and wooden door to side. Power and light. Hooks and shelving. Workbench. Attic storage rafters. Electric meter and fuse box.

## Please Note

Curtains and white goods are not included in the sale.



## VIEWING

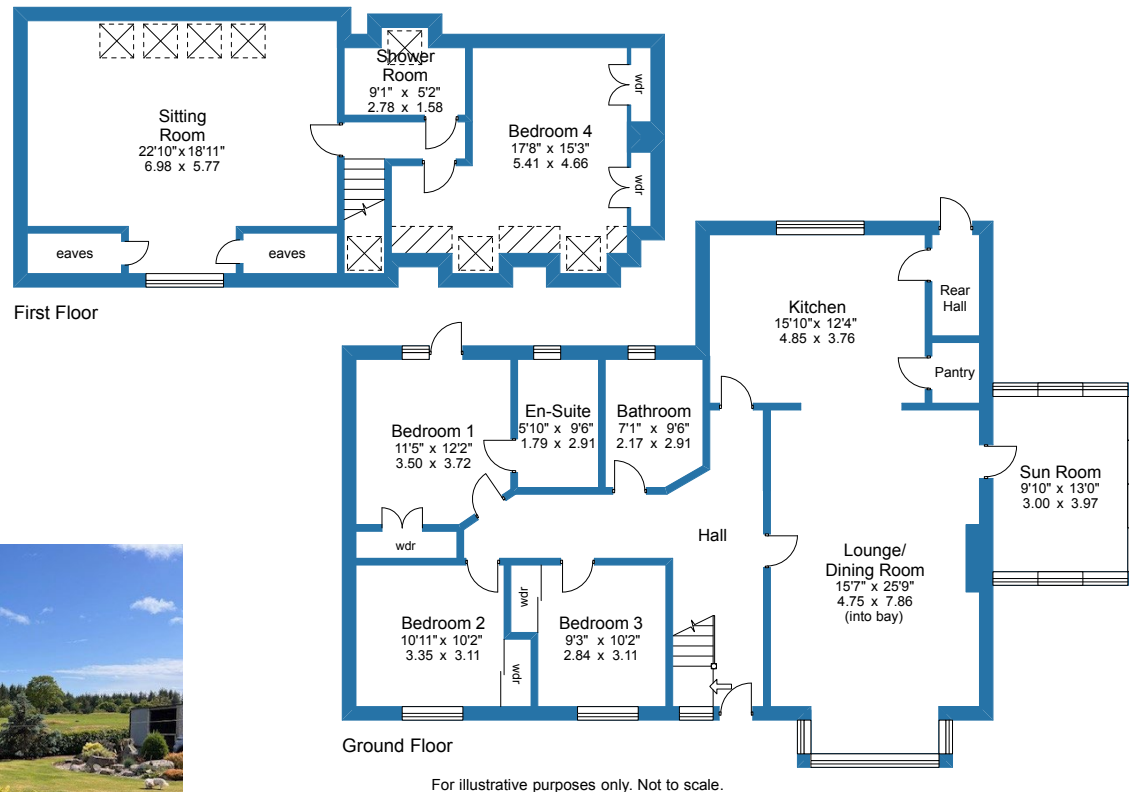
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

## 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](http://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.



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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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