



**17 Seaward Holiday Park, Dhoon Bay,
Kirkcudbright, DG6 4TJ**

GG&B
PROPERTIES

17 Seaward Holiday Park, Dhoon Bay, Kirkcudbright, DG6 4TJ

Offers in the region of £120,000

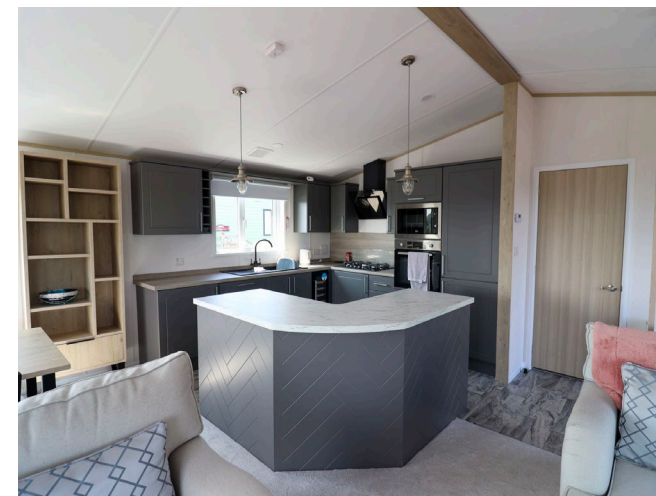
“Fully furnished, luxurious, 2 bedroom, lodge set in an enviable elevated position enjoying panoramic views towards Kirkcudbright Bay and Ross Island”

Ground Floor

- + Open plan Lounge/Dining/Kitchen
- + Master Bedroom with Dressing Room and En-Suite Shower Room
- + Bedroom 2
- + Shower Room

Outside

- + Wraparound Decking
- + Parking Space
- + Drying Area



LOCATION

The lodge is located within a small exclusive park which enjoys view towards Kirkcudbright Bay and Ross Island. Seaward Holiday Park has a seasonal heated outdoor swimming pool, children's amusements, shop, post office and outdoor children's play area. It is located approximately 2.5 miles from the picturesque town of Kirkcudbright.

DESCRIPTION

Beautifully presented, fully furnished, detached lodge constructed of tongue and grooved PVC cladding, set in an enviable elevated position enjoying panoramic views towards Kirkcudbright Bay and Ross Island. The focal point of the lodge is the stylish, open plan, light filled lounge/dining and contemporary kitchen which has multiple aspects and direct access to a large, wraparound decking with a wooden balustrade. The kitchen has a range of integrated appliances including 5-burner gas hob and extractor, electric oven, microwave, dishwasher, fridge freezer and wine cooler. An internal hall gives access to the master bedroom with walk-in wardrobe with en-suite shower room, a twin bedroom, and a separate shower room. It has UPVC double glazing and gas combi central heating with thermostatic radiator valves.

Please note that the lodge is for holiday home use only and not for a permanent residence.

ACCOMMODATION

Ground Floor

Entrance

UPVC external front door; window to front; fitted desk unit and shelving; recessed cloaks and utility area comprising coat hooks with storage under, washing machine and storage cupboard; central heating control; vinyl flooring; radiator.

Open Plan Lounge/Dining/Kitchen

Lounge/Dining

Spacious, light room enjoying multiple aspects and French doors opening on to a the spacious decking; electric stove fire in a full height wood-effect fire surround; television connection; smoke alarm; fitted carpet; radiator.

Kitchen

Contemporary grey coloured fitted wall and floor units with a complementing wood effect worktop and central island with breakfast bar area; 5-burner gas hob and extractor, electric oven, microwave, dishwasher, fridge freezer and wine cooler; carbon monoxide alarm; vinyl flooring; radiator.

Internal Hall

The internal hall leads from the kitchen to the rear of the lodge and gives access to the two bedrooms and bathroom; access hatch; built-in broom cupboard with gas central heating boiler; carbon monoxide alarm; fitted carpet.

Master Bedroom with En-Suite Shower Room

Window to side; feature headboard; television point; walk-in wardrobe comprising hanging space, shelving and drawers; fitted carpet; radiator.

En-Suite Shower Room

Obscure glazed window; white suite of w.c. and wash-hand with vanity unit; shower enclosure with shower and sliding doors; extractor fan; modern radiator towel rail; storage shelves; vinyl flooring.

Bedroom 2

Twin bedroom with window to side; feature full height wooden headboards; television point; fitted carpet; radiator.

Shower Room

Obscure glazed window; white suite of w.c. and wash-hand basin in vanity unit; shower enclosure with shower and sliding doors; extractor fan; modern radiator towel rail; vinyl flooring.

General

The Park is open from 1st March until 31st October.

The Lodge is for holiday home use only and not a permanent residence.

As the pitch is rented, a Pitch Fee is payable to Gillespie Leisure Ltd. - Telephone 01557 870 267. Email: info@gillespie-leisure.co.uk. Website – www.gillespie-leisure.co.uk

Additional fees for rates and effluent waste. Gas and electricity are metered and invoice separately.

OUTSIDE

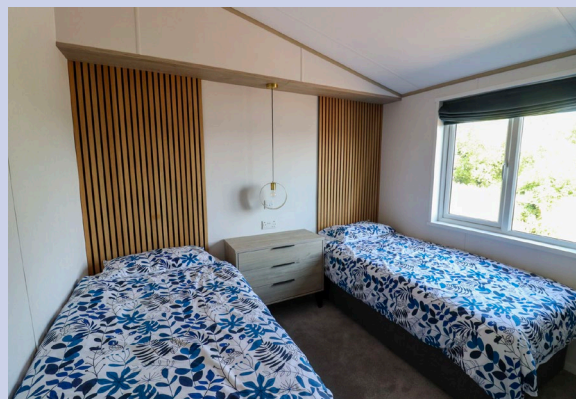
Substantial wraparound decked area with wooden balustrade and fantastic views; steps to a gravelled drying area with rotary clothes dryer; parking space; exterior lights.

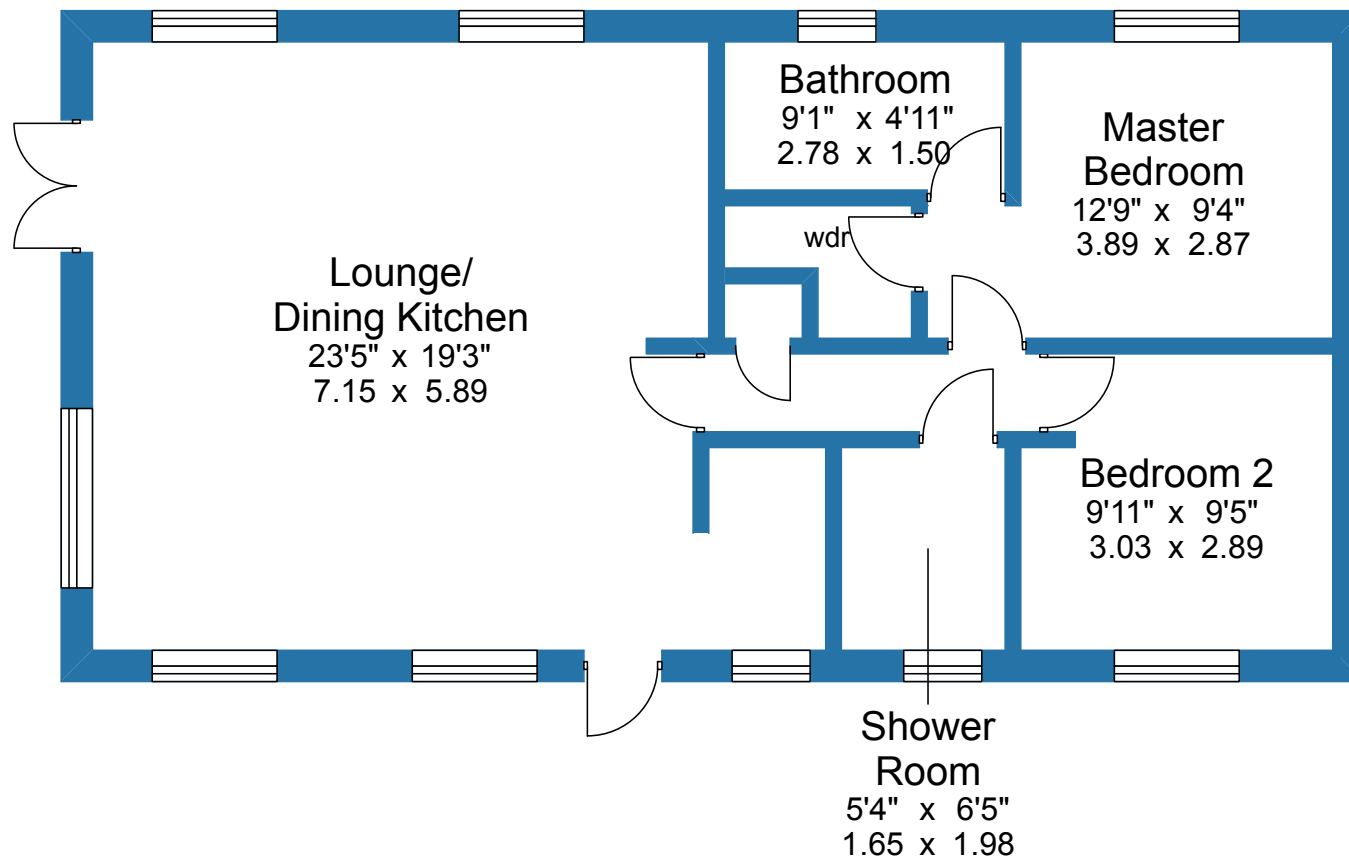
VIEWING

By appointment with the Selling Agents.

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.



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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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