



67 Barend, Sandyhills, Dalbeattie, DG5 4NU

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“Single storey lodge with two bedrooms and two bathrooms at Barend on the scenic Solway Coast.”

Accommodation

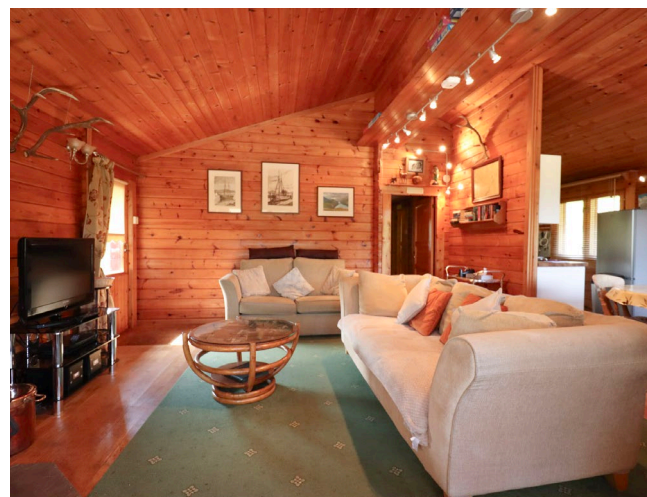
- + Lounge/Dining Room
- + Kitchen
- + Hall
- + 2 Double Bedrooms
- + Bathroom
- + En Suite Shower Room

External

- + Parking Area
- + Decking
- + Store

EPC Rating E

Council Tax Band D



LOCATION

67 Barend is located near the edge of Barend Holiday Village and enjoys a pleasant outlooks to the front and side. 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 lodge. There are lovely coastal and cliff top walks to the villages nearby including Rockcliffe and at Kippford. Barend is an ideal location to explore 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 Bainloch 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, owned by Barend, are adjacent to the site.

DESCRIPTION

67 Barend is a detached, single storey lodge of solid log construction. The property has two double bedrooms and is well presented throughout. It benefits from a master en suite shower room, electric heating, off street parking, an external store and a mix of UPVC double glazing and wooden secondary glazing. The property would make an ideal holiday home or holiday let investment but can be used as a full time main residence if desired.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed door with roller blind at the front of property into lounge/dining room.

Lounge/Dining Room

6.45m x 5.58m (at widest)

Large picture window to front and window to side (both wooden secondary glazed) and further UPVC double glazed window to front, all with venetian blinds. Solid fuel burner with slate hearth and mantelpiece. Television

point and telephone point. Electric heater. Various wall lights. Smoke alarm. Wooden shelving. Wooden double glazed door to side with roller blind, giving access to decking and external store. Door to hall.

Kitchen

2.61m x 2m (at widest)

Open plan to lounge/dining room. Wooden secondary glazed window to side with venetian blind. A range of floor and wall mounted units with wood effect worktops and tiled splashback. Stainless steel sink with drainer. Integrated Hygena electric hob, oven and cooker hood. Logik tall fridge freezer. Space for an additional appliance. Shelving and towel rail.

Hall

Large cupboard with light and shelving. Coat hooks. Smoke alarm. Hatch to roof space, housing immersion tank. Doors to both bedrooms, bathroom and lounge/dining room.

Bedroom 1

3.18m x 3.18m

Wooden secondary glazed window to rear. Electric heater. Coat hooks. 6 wall lights. Door to en suite shower room.

En Suite Shower Room

2.64m x 1.95m

Wooden secondary glazed obscure glass window to side with roller blind. White suite of W.C., wash hand basin and shower cubicle with Mira Sport electric shower and grab rail. Respatex to full height at shower cubicle. Heated chrome towel rack. Extractor fan. Towel rack. Mirrored vanity cabinet. Shelf. Shaving light. Towel ring. Hotpoint washing machine. 2 wall lights. High storage alcove. 3 glazed stain glass panels into hall cupboard.

Bedroom 2

3.18m x 3.18m

Wooden secondary glazed window to rear. Electric heater. Coat hooks. Shelf. 2 wall lights.

Bathroom

1.98m x 1.75m

Wooden secondary glazed obscure glass window to side with roller blind. White suite of W.C., wash hand basin and bath with shower and curtain rail. Heated chrome towel rack. Further towel rack and towel rail. Shelf. Shaving light. Coat hooks. 2 wall lights.

External

There is an off street parking area to the side of the property with space for two vehicles. Steps lead up to the property.

Covered porch area to the front. Bin store to side. Outdoor light. There is an area of wooden decking by the side entrance door of the property. Outdoor light. Access to store. The wider landscaped grounds of Barend are communal and maintained by the site.

Store

External store, located beside the side door into lounge/dining room. Glazed wooden entrance door. Electric meter and fuse box. Shelving and hooks. There is another storage area on the other side, accessed via a separate wooden door.

PLEASE NOTE

All blinds, curtains and white goods are included in the sale.

SERVICES

Mains electricity. There is a monthly charge of £221 per month to Barend Proprietors Association Limited for site maintenance, refuse collection, water, drainage and road maintenance.

VIEWING

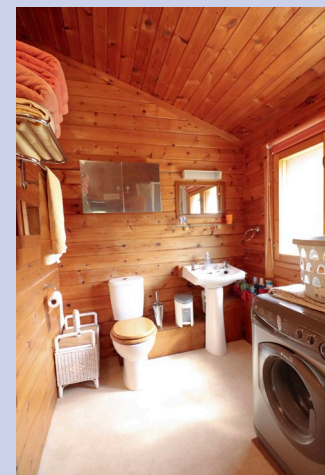
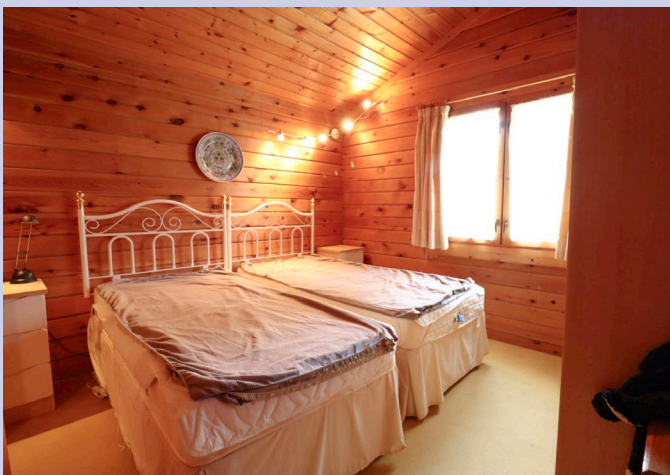
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

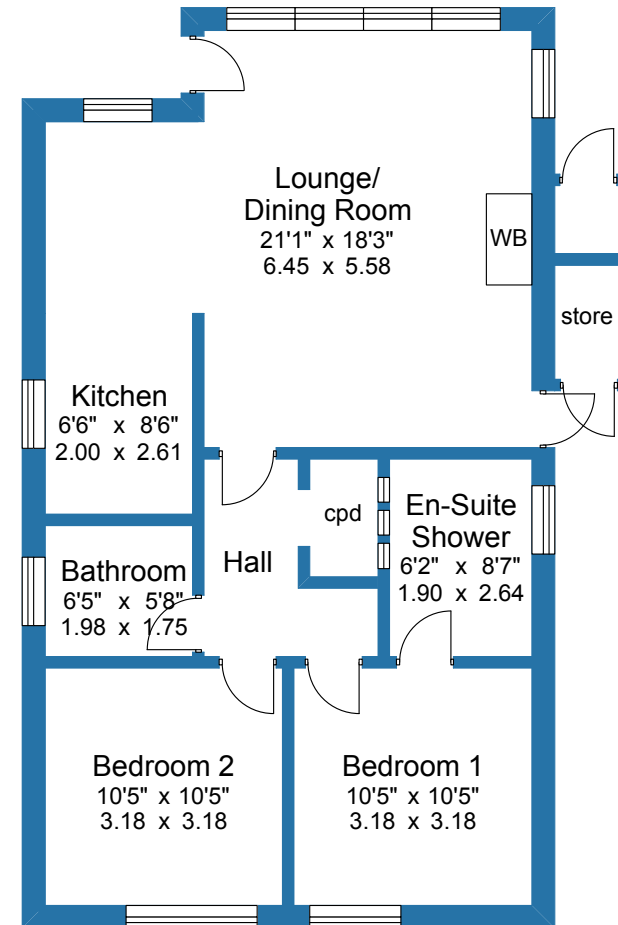
HOME REPORT

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 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.



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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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