



38 Barend, Sandyhills, DG5 4NU

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

Ground Floor

- + Hall
- + Lounge/Dining Room
- + Kitchen
- + Bedroom
- + Bathroom

First Floor

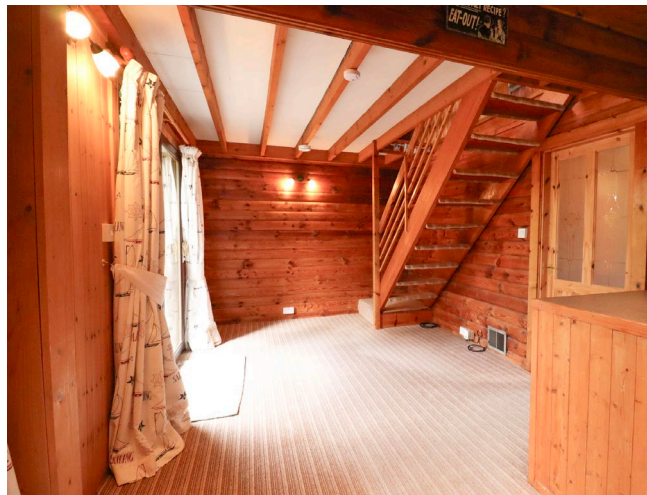
- + Bedroom
- + Bedroom 3/Sitting Room

External

- + Parking Area
- + 2 Balconies

EPC Rating F

Council Tax Band C



LOCATION

38 Barend enjoys a pleasant outlook over Barend's landscaped grounds 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 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 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 fishing loch is adjacent to the site.

DESCRIPTION

38 Barend is a detached Scandinavian style "B Frame" type lodge of solid log construction, one of only four of this type on site. The property has three bedrooms and is well presented throughout. The property benefits from two balconies, wood effect UPVC double glazing (except where specified) and a warm air electric heating system. 38 Barend 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 wood effect door into hall.

Hall

Large cupboard housing warm air electric heating unit with power point and shelving. Fire extinguisher. Smoke and carbon monoxide alarm. Wooden glazed door to lounge/dining room and doors to bathroom and bedroom 2.

Lounge/Dining Room

5.4m x 4.52m (including kitchen area)

UPVC double glazed wood effect door to rear and double glazed sliding patio doors to rear, both giving access to the lower balcony. 2 television points and telephone point. 4 wall lights. 2 smoke alarms. Stairs to first floor. Open plan to kitchen area.

Kitchen Area

Wooden double glazed window to side with roller blind. A range of floor and wall mounted units. Tiled splashback. Stainless steel sink with single drainer. Flavel electric cooker with gas hob, Hoover washing machine, Fridgemaster under counter fridge and Proline under counter freezer. Heat alarm and fire blanket. Thermostat.

Bedroom 2

3.12m x 1.88m (excluding doorway)

Window to front with roller blind. Built in wardrobe with shelf and hanging rail and further shelved cupboard with immersion switch. Smoke alarm. 2 wall lights. Single headboard.

Bathroom

1.67m x 1.52m

Wooden double glazed obscure glass window to side. White suite of W.C., wash hand basin and bath with curtain rail Triton electric shower. Respatex to full height at bath and wash hand basin. Heated towel rack. Towel ring. Shelving. Shaving light. Coat hooks.

Bedroom 1

3.06m x 2.55m (excluding doorway)

Window to front with roller blind. Built in wardrobe with shelf and hanging rail. 3 cupboards. Smoke alarm.

Bedroom 3/Sitting Room

4.95m x 3.1m (at widest)

This room could be utilised as an additional reception room or as a bedroom. UPVC double glazed sliding patio doors to rear, giving access to the upper balcony. 5 wall lights. Smoke alarm. Door to bedroom 1.

EXTERNAL

Parking area to front of property. Wide gravelled path to front door. Bin storage area and boxes housing electric and gas meters. Outdoor light.

To the rear of the property there are lower and upper balconies, accessed via the lounge/dining room and bedroom 3 respectively.

Please Note

The white goods are included as part of the sale.

SERVICES

Mains electricity. LPG communal tank serves the property with a meter located to external box serving the gas hob. There is a monthly charge of approximately £209 per month to Barend Proprietors Association Limited for site maintenance, refuse collection, water, drainage and road maintenance.

VIEWING

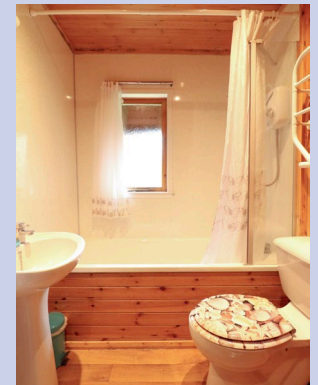
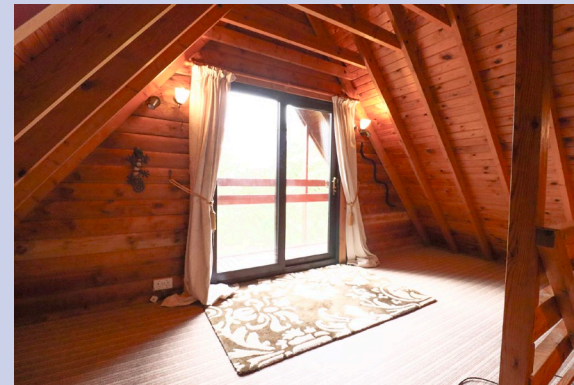
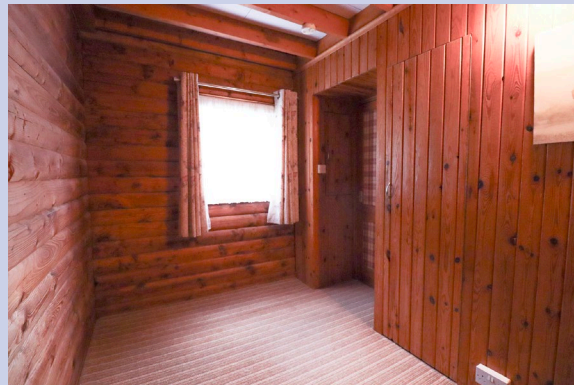
To view this property please contact the Selling Agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

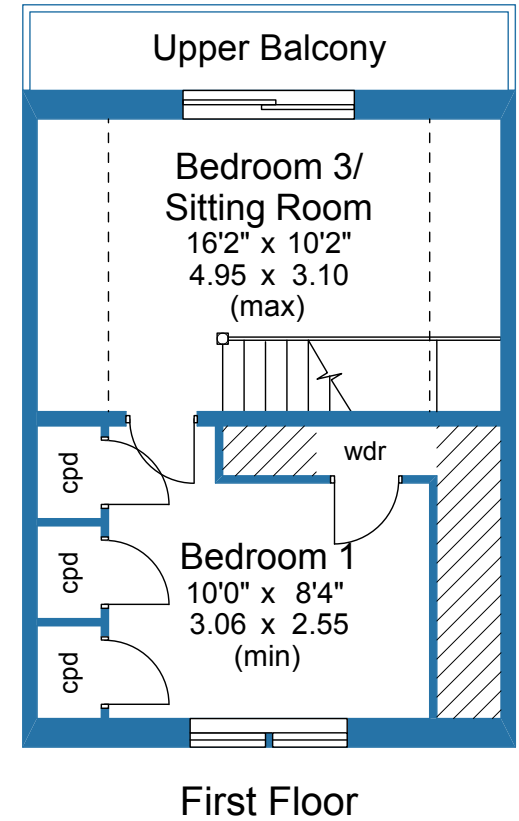
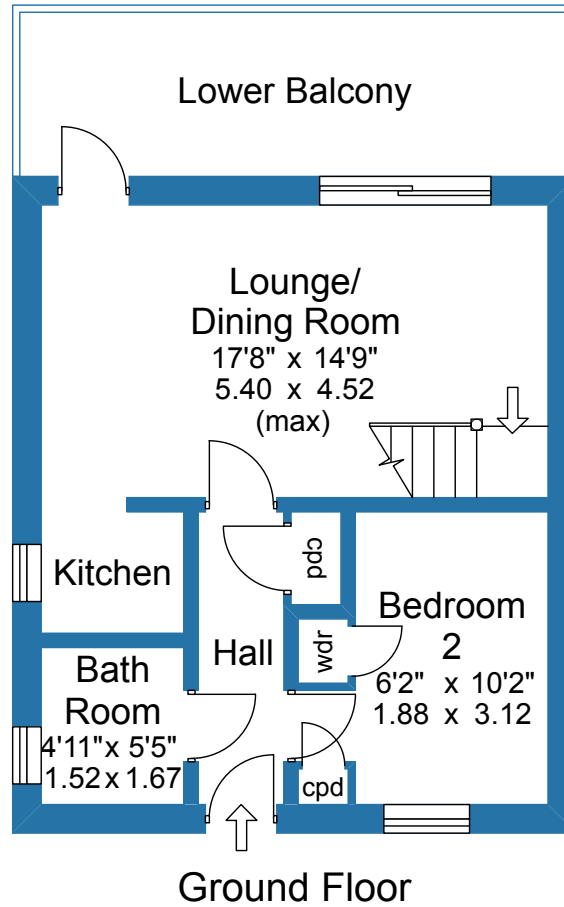
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org or by contacting the Selling Agents on 01556 611 247.

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.

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