



**3 Barend, Sandyhills, Dalbeattie, DG5 4NU**



# 3 Barend, Sandyhills, Dalbeattie, DG5 4NU

“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 Shower Room

## First Floor

- + Two Double Bedrooms (1 with en-suite shower room)

## Outside

- + Two Balconies
- + Cellar
- + Off Street Parking

EPC Rating E

Council Tax Band D



**LOCATION**

3 Barend enjoys a pleasant outlook over the adjoining countryside to the front and of woodland to the 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 explain 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.

**DESCRIPTION**

3 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 shower room, en-suite shower room (needing completed) and a modern newly fitted Wicks kitchen. The light filled accommodation is spaciouly laid out with both the ground and first floors benefitting from their own balconies to enjoy the views over the countryside. The property benefits from gas fired central heating and UPVC double glazing bar 1 window. 3 Barend 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**

Wooden external front door into hall; wooden doors to shower room, bedroom 3 and shelved storage cupboard with iflo heating controls;



glazed wooden door with glazed side panel into open plan lounge kitchen diner; carpeted stairs to first floor; coat hooks; smoke alarm; radiator; fitted carpet.

Open plan lounge kitchen diner

**Lounge diner**

UPVC sliding doors and glazed door to balcony enjoying views over the countryside beyond; double glazed window to rear; television connection point; 4 x wall lights; 3 x radiators; flomasta thermostat, fitted carpet.

**Kitchen**

Modern newly fitted Wicks kitchen with white wall and floor units, complementing worktops and waterproof wall panel splashbacks; stainless steel 1 ½ sink, drainer and mixer tap; integrated Bosch oven with Bosch 4 ring hob and extractor hood; space for under counter fridge; window to side; smoke alarm; wood effect linoleum.

**Bedroom 3**

Window to front enjoying woodland views; integrated cupboard with shelving and hanging space; viesmann boiler; carbon monoxide alarm; radiator; fitted carpet.

**Shower Room**

Suite of W.C. and wash hand basin set in vanity unit with cupboard beneath and mains shower cubicle with glass sliding door and waterproof wall panelling; obscure window to side; mirrored wall unit; shaving point with light; hooks; heated towel rail; extractor fan; spotlights; tile floor.

**First Floor**

Carpeted stairs to Bedroom 1

**Bedroom 1**

Large double bedroom with UPVC sliding doors to balcony enjoying countryside views; doors to walk in wardrobe with hanging space and Bedroom 2; drawer unit; smoke alarm; radiator; fitted carpet.



**Bedroom 2**

Double bedroom with en-suite shower room; window to front; doors to en-suite, integrated cupboard with hanging space and small double doors to eaves; smoke alarm; radiator; fitted carpet.

**En-suite Shower Room**

Obscure window to front; base for shower cubicle; W.C., heated towel rail; hooks; mirrored wall unit; wall mounted mirror and light; linoleum.

**OUTSIDE**

Parking bay at front; gravel path to front door passing lawn; outside light; fenced area with bins, gas box and meters; paved steps to side to gravel path leading around property; door to cellar.

**VIEWING**

By appointment with the Selling Agents on 01556 504038.

**HOME REPORT**

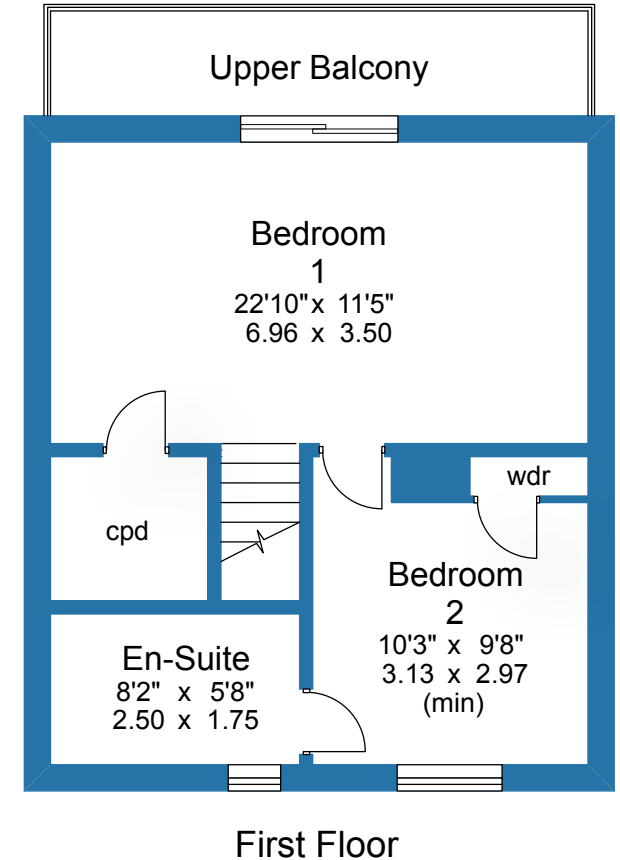
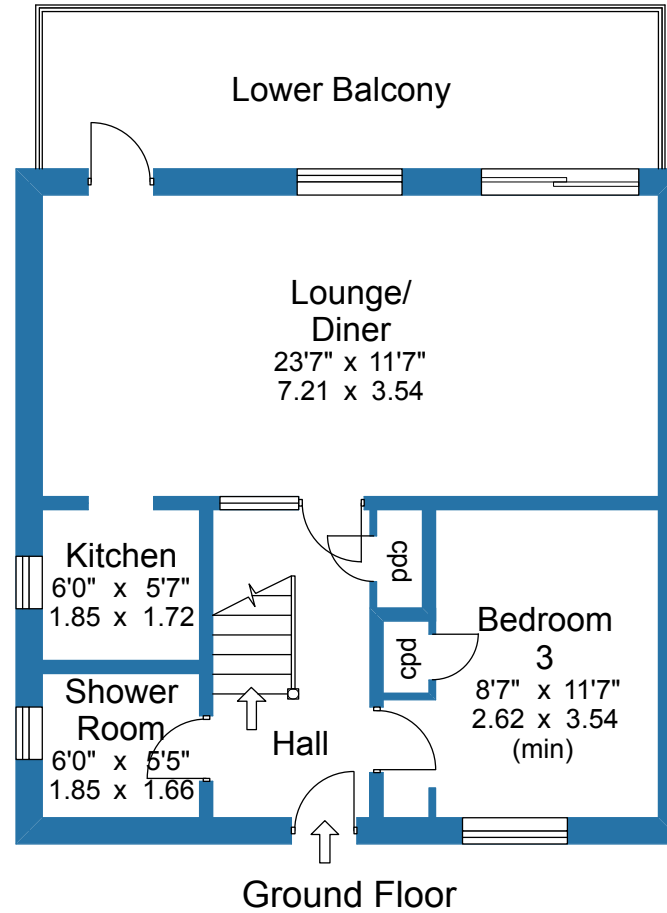
A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

**OFFERS**

Offers in Scottish Legal Form should be submitted to the Selling Agents. The seller 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



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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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