



Cumbrae House, Gairney Burn Lane, Dollar, FK14 7PW  
Offers Over £420,000





Cumbræ House is a rarely available beautifully presented detached bungalow, set on a large plot of mature gardens with integrated double garage/workshop and adjacent two-acre paddock.

Gated access from Gairney Burn Lane leads to an extensive mono-block and chipped driveway providing parking for several vehicles. Entry to the property is gained from the front into a spacious hallway with storage and doors leading to all living and bedroom accommodation. The living accommodation is located at the rear of the property comprising a large dining kitchen open plan with a brightly presented and spacious lounge with wood burning stove. The lounge has windows to all sides and French doors leading to the rear garden offering a great deal of natural light. The kitchen has ample units at base and wall levels, built-in double oven, induction hob and cooker hood and as well as having space for a dining table and chairs the moveable centre island offers an ideal way to fully utilise the space.

A door from the kitchen leads to the utility/boot room. This room is again fitted with an abundance of useful storage as well as coat hanging space, has a sink unit and drainer and space and plumbing for usual appliances. There is a door leading to the boiler/drying room and a main door to the front providing an alternative entrance to the property and further door leading to the garage/workshop and store. There are four good sized double bedrooms with the principle suite having built-in storage and an en-suite shower room. A spacious family bathroom completes the accommodation.





### OUTSIDE SPACE

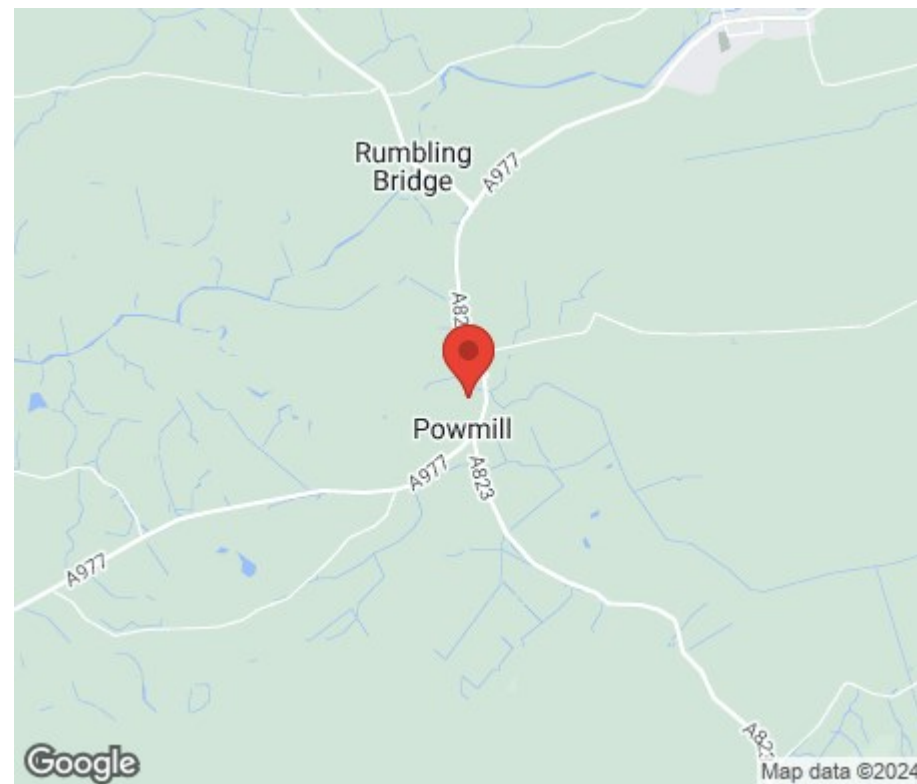
This property is set within generous southwest facing gardens providing an ideal suntrap. The front is predominantly mono-blocked and chipped offering parking for multiple vehicles. There is a double/tandem garage with power and light which is currently, half converted as a wood workshop but has potential for conversion to a granny flat/games room or large office if required. The mature rear garden is a good size and incorporates a great deal of colour with mature shrubs, fruit trees and a pond attracting a large variety of wildlife.

### PADDOCK

A pathway from the garden leads to a two acre paddock with woodland and burn suitable for a couple of ponies, with ample space for stables or field shelter. This paddock includes a currently unused chicken coup and offers excellent potential as a small holding. There is a prepared area currently used for dog agility which would easily take a couple of polytunnels and/or greenhouses. Additionally, there is a secluded, undercover, outdoor cooking/BBQ area and log "Round House" by the burn, providing an excellent outdoor facility for adults or children alike.

### NOTES

This property boasts solar photovoltaic panels, 4kw with transferrable FIT tariff and many other energy efficient measures, including SoLic 200 hot water solar heating.











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