



WILLIAMSON
& HENRY
Solicitors & Estate Agents



BRAEMAR LODGE

4 BAREND, SANDYHILLS, DALBEATTIE, DG5 4NU

Detached Scandinavian style chalet of solid log construction offering bright, spacious accommodation with fine views.



Accommodation:

Ground Floor:

Reception Hallway
Double Bedroom 1
Bathroom
Large Storage Cupboard
Open Plan Kitchen / Diner
/ Sitting Room

First Floor:

Double Bedroom
Double Bedroom with
En-suite



Braemar Lodge is located within the Barend development on the Solway Coast approximately 6 miles from Dalbeattie and 4 miles from Kippford. This detached property is a Scandinavian style 'A' frame chalet of solid log construction and has fine views across open fields and forest covered hills beyond from ground and first floor level windows and balconies.

This charming property is beautifully presented throughout providing light, bright, flexible accommodation and benefits from LPG fired air ducted central heating throughout and would make an ideal permanent residential, holiday home or holiday let investment.

The property has operated successfully for a number of years as a self-catering holiday let by the current owners with a gross revenue of approximately £23,000 per year.

Within Barend itself there is a private heated indoor swimming pool which chalet owners may have the opportunity to join, an on site bar and restaurant. The beach at Sandyhills is within 10 minutes' walk away and all that Dumfries & Galloway has to offer is within easy driving distance.

The property is perfectly situated a short drive away from Dalbeattie's very good range of local facilities, retail outlets, pubs and restaurants. The town itself benefits from the recently modernised Dalbeattie Learning Campus and newly built Health Centre. There are also a number of sporting activities available, including tennis courts (situated in Colliston Park), golf course, badminton, and the renowned "7 stanes" mountain bike course.

The town itself is well sited a short distance from Dumfries and its new state-of-the-art hospital and the attractive Solway Coast around Kippford and Rockcliffe is only a few minutes' drive away. The regional market town of Castle Douglas (also known as "The Food Town") and the Artists' Town of Kirkcudbright are also nearby.

ACCOMMODATION

Entered through composite uPVC double glazed door from front into:-

RECEPTION HALLWAY **3.53m x 1.75m narrowing to – 0.90m**

Doorways leading off to bathroom, bedroom and large built in cupboard. Under stair storage area with coat hooks. Smoke alarm. Ceiling light. Carbon monoxide detector. Fitted carpet. Wooden staircase leading to first floor level. Large storage cupboard housing boiler. (0.64m x 1.09m)

DOUBLE BEDROOM 1 **2.63m x 3.60m**

Good sized double bedroom with large built in wardrobe with hanging rail and shelving. Large uPVC double glazed window to front. Curtain pole and curtains. Roller blind. Lockable full height storage cupboard. Fitted carpet.

BATHROOM **1.68m x 1.86m**

Wood effect laminate flooring. Chrome heated towel rail. Suite of white wash hand basin and W.C. White bath with mixer tap and mains shower attachment above. Tiled splash backs. LED vanity mirror. Obscure uPVC double glazed window to side. Roller blind above.

OPEN PLAN KITCHEN / DINER / SITTING ROOM **7.22m x 3.54m**

Wooden glazed door with glazed side panel into open plan kitchen / diner / sitting room. Large, spacious, light, bright room. Fitted carpet. Two sets of uPVC sliding patio doors and one uPVC single door leading out to private balcony overlooking garden grounds. Curtain pole and curtains above. Wall lights. Ceiling lights.

Kitchen

Wood effect laminate flooring. Fitted shaker style white kitchen units. Marble effect laminate work surfaces. Tiled splash back. Stainless steel sink with drainer and mixer tap. Wood effect uPVC double glazed window to side with roller blind above. Zanussi dishwasher. Blomberg washer-dryer. Indesit under counter fridge and freezer. Built in Zanussi electric single oven. Electric hob with stainless steel extractor fan above.

Wooden staircase leading to first floor level. Gives access to:-

DOUBLE BEDROOM **5.32m narrowing to - 3.47m x 5.54m**

Large double bedroom extending the full width of the chalet with French sliding doors leading out to a private balcony area. Curtain pole and curtains. Coombed ceilings. Wall lights. Ceiling light. Smoke alarm. Door opening into:-

DOUBLE BEDROOM WITH EN-SUITE **3.05m x 2.94m**

Bright front facing double bedroom. Large built in wardrobe with hanging rail and shelving. Partially coombed ceiling. Wood effect uPVC double glazed window to front. Curtain pole and curtains. Roller blind. Fitted carpet. Doorway leading to:-

En-Suite **1.72m x 1.89m**

Handy En-Suite shower room with suite of white wash hand basin, W.C. and shower. Good sized corner shower cubicle. Mains water shower. Bathroom mirror.

OUTSIDE

A paved path leading from tarmac parking area for 2 vehicles to front door.

Property ownership is on a freehold basis with a share in the communal ground within Barend. Door leading to basement storage area.

BURDENS

The Council Tax Band relating to this property is D, however it is currently used for commercial lettings and so Business Rated (and currently subject to 100% Small Business Relief).

BPAL (Barend Properties Association Limited)

Water and drainage for 4 Barend provided by Barend and is paid to Barend Proprietors Association Limited (BPAL). All chalet owners have a share in this residents association. This rate payable also covers the shared maintenance liability for, access road and grounds maintenance for the development which is managed by BPAL. The community rate is payable to them for 4 Barend is £221 per month (including VAT). This covers water supply, sewerage, waste collection and uplift (by Dumfries & Galloway Council), maintenance of grounds, roads, walls, trees, etc.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, LPG gas and drainage by private sewage treatment plant owned by BPAL but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

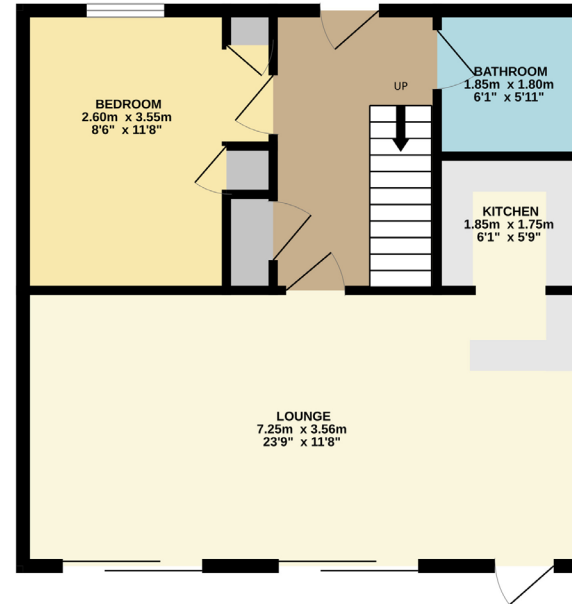
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

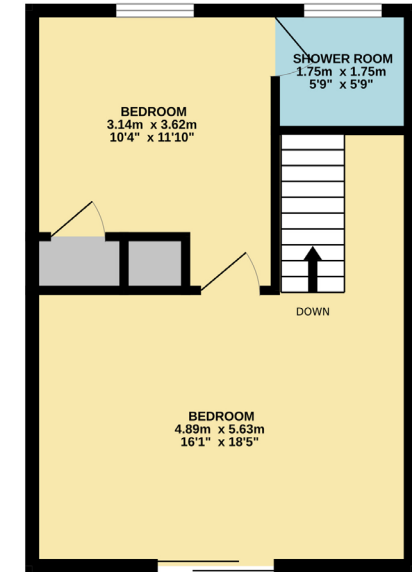
Ref: SAK/LNM/COLLA02-01

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

www.williamsonandhenry.co.uk

