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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# LINNHE

BARHILL ROAD, DALBEATTIE, DG5 4JB

**Bright, spacious two bedroom bungalow located in a quiet residential area a short distance away from all local amenities.**



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## **Accommodation:**

### **Ground Floor:**

Reception Hallway  
Sitting Room  
Kitchen  
Rear Vestibule  
2 Double Rooms  
Shower Room

### **Outside:**

Garden.  
Double Garage.  
Shed.



Bright, spacious two bedroom semi-detached bungalow located in a quiet residential area. This delightful home is well positioned within a generous wrap round garden and enjoys well-proportioned light and airy rooms.

Linnhe is located within walking distance of the town centre providing easy access to 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 and the renowned "7 stanes" mountain bike course.

The town itself is 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 from front garden through uPVC obscure glazed doors with glazed panels to side into:-

**RECEPTION HALLWAY**                      **3.76m x 1.22m   Narrowing to 2.97m x 1.16m**  
L-shaped reception hallway with doors leading off to all accommodation. Tile-effect wood laminate flooring. Recessed LED ceiling spotlights. Ceiling cornicing. Smoke alarm. UPVC double glazed door with curtain track and curtains above. Radiator with thermostatic valve and further uPVC double glazed window to front with blinds above.

**SITTING ROOM**                                      **3.71m x 4.52m**  
Bright and airy front facing reception room accessed directly accessed directly from the Reception Hallway. Mainly laid to carpet with wood-effect laminate flooring to one side. Built-in dining area open to kitchen on one side. Built in shelving. Feature central fireplace, marble hearth with wooden surround and mantel above. Ceiling cornicing. Ceiling light with fan. UPVC double glazed window to front and side provides this room with an abundance of natural light and pleasant dual aspect across the garden. Curtain track and curtain poles above. Two radiators with thermostatic valves.

**KITCHEN AREA**                                      **2.75m x 3.76m**  
**(WITH BUILT-IN DINING/BREAKFAST BAR)**  
Accessed directly from the reception hallway, but with open built in dining area this modern Kitchen benefits from a good range of contemporary high gloss fitted kitchen units with solid wood butcher block work surfaces. Tiled splash-back. Ceiling cornicing. Respatex-style wall panelling on two walls. Stainless steel one and a half bowl sink with drainer to side and mixer tap above. UPVC double glazed window to rear. Gas fired range cooker with chimney style extractor hood above. Space for under counter fridge. Space for dishwasher. UPVC double glazed window to rear with roller blind above. Opens into:-

**REAR VESTIBULE**                                      **1.67m x 0.90m**  
Tile-effect wood laminate flooring. Tiled wall paper effect floor to ceiling. Worcester gas fired boiler. Built-in shelving. RCD consumer unit. UPVC obscure glazed door leading out to garden.

**DOUBLE BEDROOM 1 (REAR FACING)**                                      **3.69m x 3.02m**  
Fitted carpet. Ceiling cornicing. Ceiling light. Curtain track and curtains. TV aerial point. Smoke alarm. Radiator with thermostatic valve.

**SHOWER ROOM**                                      **3.27m x 2.39m   Narrowing to 1.70m**  
Slate tile-effect vinyl flooring. Radiator with thermostatic valve. Chrome heated towel rail. Respatex-style wall panelling on all walls. Pine clad ceiling. Loft access hatch. Ceiling light. Fixed mirrored bathroom cabinet with built-in light. White wash-hand basin inset into modern vanity unit. White WC. Large walk-in shower cubicle with massage jets and mains shower above.

**DOUBLE BEDROOM 2**                                      **3.08m x 3.85m**  
Front facing. Fitted carpet. UPVC double glazed window with curtain track and curtains above. Ceiling lights. Built-in wardrobes. Smoke alarm. Radiator with thermostatic valve. TV aerial point.

**OUTSIDE**  
Linnhe enjoys a large wrap round garden which is mainly laid to lawn with paved path leading to the front door. To the side of the property is a tarmacadam driveway with wooden shed and double garage.

**BURDENS**  
The Council Tax Band relating to this property is C.

**ENERGY PERFORMANCE RATING**  
The Energy Efficiency Rating for this property is C.



**SERVICES**  
The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage 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 our office.

**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](mailto: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.

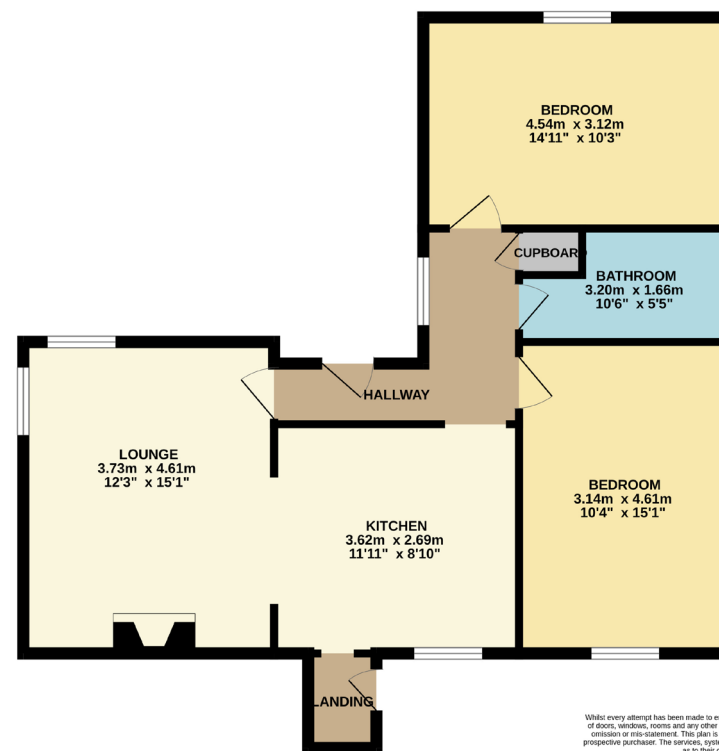
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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**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**  
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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 to 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.

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