



West Sandy Lane

Southernness, Dumfries, DG2 8BB

Offers Over £185,000



- Two Bedroom Detached Bungalow
- Currently used as a Successful Holiday Rental or could be used as a Personal Holiday Home
- Open-Plan Living Room and Breakfast Kitchen
- Bathroom & Additional WC/Cloakroom
- Air-Source Central Heating & Double Glazing
- Spacious Detached Bungalow
- Modern & Exceptionally Well Presented Throughout
- Three Good Sized Bedrooms
- Landscaped Rear Garden & Ample Off-Road Parking
- EPC - C

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Hunters Dumfries are delighted to present to the market this beautifully presented three-bedroom detached bungalow, situated within the vibrant coastal village of Southernness on the picturesque Solway Coast. Offering stylish and contemporary accommodation throughout, together with landscaped gardens and generous off-road parking, the property presents a fantastic opportunity as a permanent residence, luxurious holiday home, second home or an established holiday let investment.

Designed with modern living in mind, the property features bright, spacious accommodation centred around an impressive open-plan living room and breakfast kitchen, creating a superb space for both everyday living and entertaining. Finished to an excellent standard throughout, the property benefits from an air source heat pump, double glazing and a high level of presentation, allowing purchasers to move straight in and immediately begin enjoying everything this exceptional coastal location has to offer.

Southernness is one of Dumfries and Galloway's premier seaside destinations, renowned for its beautiful coastline, spectacular sunsets and relaxed village atmosphere. The village offers an excellent range of amenities including a leisure centre, restaurants, cafés, local shop and the renowned 18-hole championship golf course, all within easy walking distance of the property. Miles of coastal walks, the sandy and pebble beaches of the Solway Firth and an abundance of outdoor pursuits make the area a favourite with both residents and holidaymakers alike. With Dumfries approximately twenty minutes away, offering an extensive range of shopping, healthcare, leisure facilities and transport links, the property combines the tranquillity of coastal living with the convenience of nearby town amenities.

EPC Rating: C | Council Tax Band: To Be Confirmed

HALLWAY

Entrance door from the front, internal doors to the living room, three bedrooms, shower room and WC/cloakroom, radiator, loft access point and a cupboard housing the water cylinder.

LIVING ROOM

Double glazed window to the front aspect, three radiators and an opening to the breakfast kitchen.

BREAKFAST KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor fan, space for a fridge freezer, one bowl stainless steel sink with mixer tap, breakfast-bar seating area, radiator, recessed spotlights and a double glazed external door to the rear garden.

BEDROOM ONE

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with mains shower. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

WC/CLOAKROOM

Two piece suite comprising a WC and wash hand basin combination unit. Tiled splashbacks, extractor fan and an obscured double glazed window.

EXTERNAL

Front:

A large block-paved driveway allowing off-road

parking for four/five vehicles with an additional area of artificially lawned front garden. Access gate to the side of the property to the rear garden.

Rear:

An enclosed rear garden benefitting from a large paved seating area with mature border leading further to a raised area which is fully lawned. Additionally to the rear elevation is an external electricity socket.

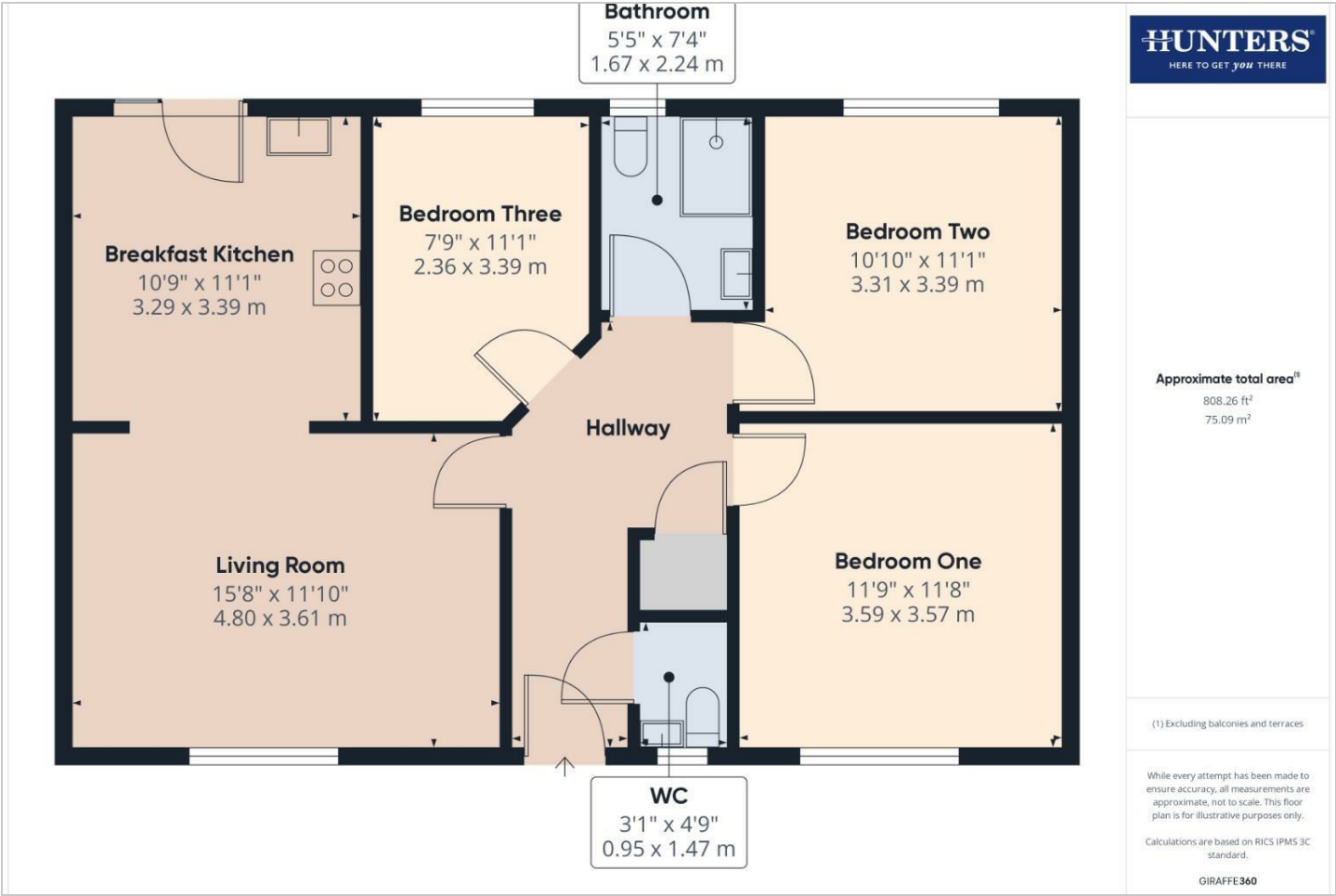
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - cutaway.grief.hype

PLEASE NOTE

We would like to inform prospective buyers Appledene was granted planning permission with the stipulation it shall not be occupied as the sole or main residence of the occupant and shall be for holiday use only.

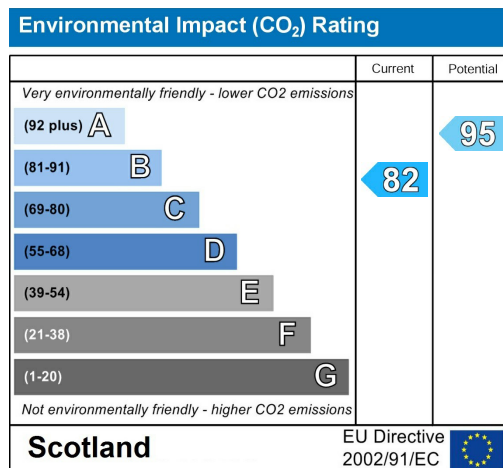
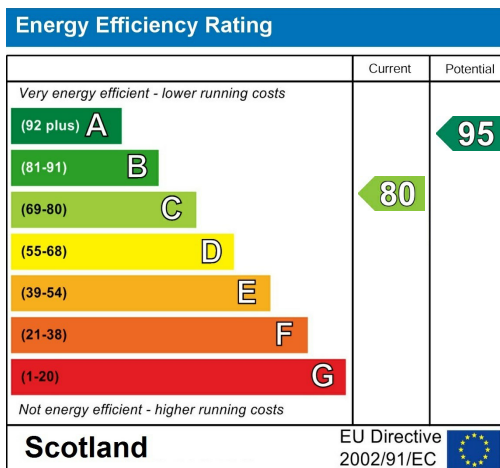
Floorplan







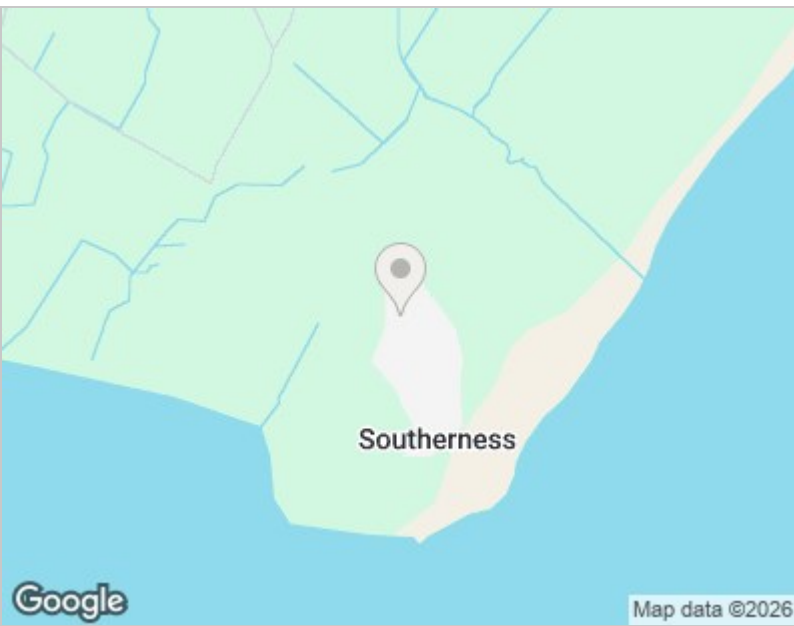
Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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