



Metagama, Oswald Crescent
Southernness, Dumfries
DG2 8AZ
Offers over £175,000



 01387 739000
 info@jhslaw.co.uk

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PROPERTY SUMMARY

This CHAIN-FREE three-bedroom detached bungalow is situated right on the shoreline of the Solway Firth, in the popular holiday village of Southernness. Whilst in need of some modernisation, the property offers an excellent opportunity to purchase a home in a stunning coastal locations.

The accommodation comprises a spacious living room, open-plan kitchen/dining room and conservatory, with three generous double bedrooms and a family bathroom.

The property sits within generous, wrap-around gardens which are mainly laid to lawn. It also benefits from an integral Garage and a driveway/off-street parking area to the front.

With its combination of a desirable coastal setting, flexible accommodation and stunning views, this property is likely to appeal to a wide range of buyers seeking a home by the sea, whilst also creating an ideal holiday-let investment opportunity.

EPC = D.

- **CHAIN-FREE Detached Bungalow**
- **Stunning Shoreline Location In The Village Of Southernness**
- **Three Double Bedrooms**
- **Garage & Off-Street Parking**
- **Stunning Views Over The Solway Firth To Cumbria**
- **Potential Holiday-Let Investment Opportunity**

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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Property Description

This CHAIN-FREE three-bedroom detached bungalow is situated right on the shoreline of the Solway Firth, in the popular holiday village of Southernness. Whilst in need of some modernisation, the property offers an excellent opportunity to purchase a home in a stunning coastal location.

The accommodation comprises a spacious living room, open-plan kitchen/dining room and conservatory thoughtfully designed to the rear of the property to maximise the uninterrupted views over the beach towards the Cumbrian hills. The remaining accommodation includes three generous double bedrooms and a family bathroom.

The property sits within generous, wrap-around gardens which are mainly laid to lawn. It also benefits from an integral Garage with electrically-operated roller shutter vehicular door, and a driveway/off-street parking area to the front.

Southernness is a popular holiday destination on Dumfries and Galloway's Solway Coast, renowned for its scenery, coastal walks, picturesque lighthouse and championship golf course. The village is the location of a Parkdean Holiday Park, with all the attractions and amenities which come with it. There are popular bars/restaurants within the village itself, including the Paul Jones Hotel, The 19th Hole and The Mermaid Bar. There is also a convenience store, popular fish and chip shop and other amusements all within a short stroll of the property.

For a wider range of amenities, Dalbeattie is approximately 13 miles away and provides primary and secondary schooling, shops, cafés, pubs and other local services. The larger town of Castle Douglas is just approximately 20 miles away, while Dumfries, the regional capital, is approximately 16 miles away and provides a broader range of amenities, together with rail services. The surrounding coastline is also well served by public transport.

With its combination of a desirable coastal setting, flexible accommodation and stunning views, this property is likely to appeal to a wide range of buyers seeking a home by the sea, whilst also creating an ideal holiday-let investment opportunity. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.



Entrance Vestibule

6'10" x 4'11" or thereby

Access into the property is through an Entrance Vestibule, leading directly into the Entrance Hall.

Entrance Hall

The Entrance Hall services the majority of rooms within the property, with an internal fire door also giving access to the Integral Garage.

Lounge

14'5" x 16'0" or thereby

Located to the rear of the property to maximise stunning views over the Solway Firth, the Living Room features a decorative stone fire surround.

Dining Area

10'5" x 8'10" or thereby

The Dining Area is open-plan in design with the Kitchen, creating an ideal area for entertaining.

Kitchen

12'1" x 10'5" or thereby

Comprising fitted base and wall units with an integrated stainless steel sink and drainer unit, and spaces for various free-standing white goods. With an external rear entrance door leading to the Conservatory.

Conservatory

7'10" x 12'5" or thereby

Situated to the rear of the property, with external patio doors to the rear garden.

Bedroom One

12'1" x 10'2" or thereby

Bedroom One is a well-proportioned double room, benefitting from a built-in wardrobe.

Bedroom Two

11'1" x 9'10" or thereby

A second double bedroom, also benefitting from a built-in wardrobe.





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Bedroom Three

11'1" x 9'10" or thereby

A third double bedroom, again benefitting from a built-in wardrobe.

Bathroom

5'10" x 10'5" or thereby

The Bathroom comprises a coloured four-piece suite consisting of a bath with electric shower unit over, a wash hand basin, bidet and WC.

Integral Garage

Benefitting from an electric roller shutter vehicular door, with internal door allowing direct access into the property.

Outside

The majority of the outside space is laid to lawn, with the rear garden area providing uninterrupted views over the Solway Firth. There is a driveway and off-street parking area to the front of the property suitable for several vehicles.

EPC = D

Viewing Arrangements

Please contact JHS LAW on (01387) 739000 to arrange a viewing.





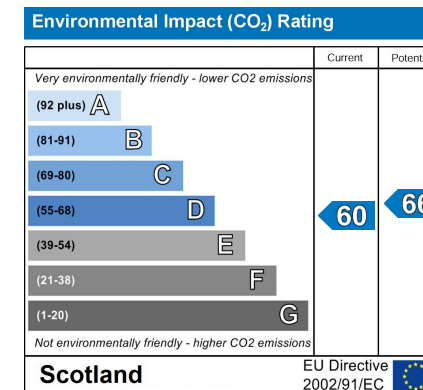
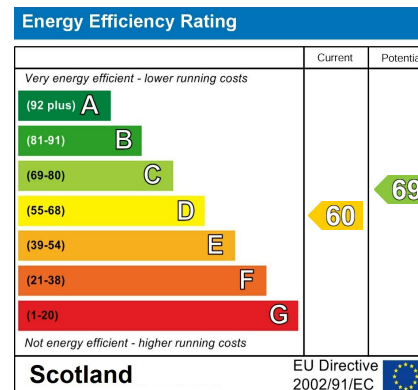
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	C	D	D



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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