HUNTERS®

HERE TO GET *you* THERE



West Sandy Lane

Southerness, Dumfries, DG2 8BB

Offers Over £185,000

3 1 1 C

- Two Dedroom 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 Council Tax - Business Rate £4600

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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 Southerness 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.

Southerness 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 | Business Rate: £4600

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.

Agents Note
The property is currently operated as holiday let accommodation and is assessed for Non-Domestic Rates (Business Rates) rather than Council Tax. The current rateable value is £4,600 per annum.

Prospective purchasers may be eligible for relief under the Scottish Government's Small Business Bonus Scheme, potentially reducing the amount of business rates payable. Eligibility depends on individual circumstances and the property's continued qualifying use.

Purchasers should make their own enquiries with Dumfries and Galloway Council regarding business rates, available reliefs and any changes in liability arising from their intended use of the property.

Floorplan

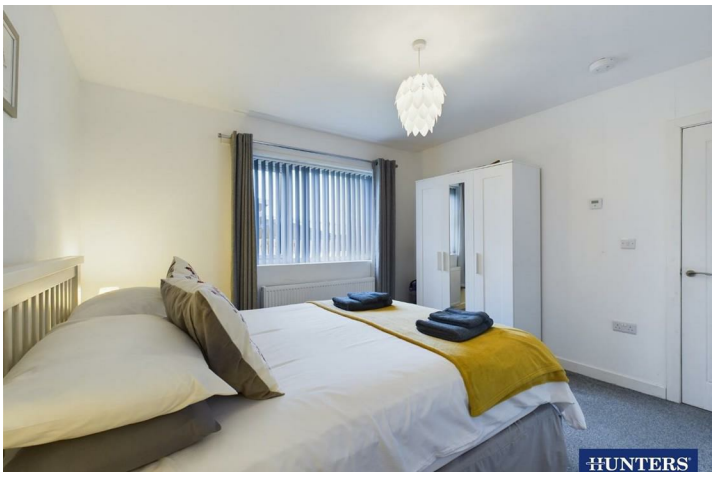

Bathroom
5'5" x 7'4"
1.67 x 2.24 m
Breakfast Kitchen
10'9" x 11'1"
3.29 x 3.39 m
Bedroom Three
7'9" x 11'1"
2.36 x 3.39 m
Bedroom Two
10'10" x 11'1"
3.31 x 3.39 m
Hallway
Living Room
15'8" x 11'10"
4.80 x 3.61 m
Bedroom One
11'9" x 11'8"
3.59 x 3.57 m
WC
3'1" x 4'9"
0.95 x 1.47 m
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Approximate total area(1)
808.26 ft²
75.09 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



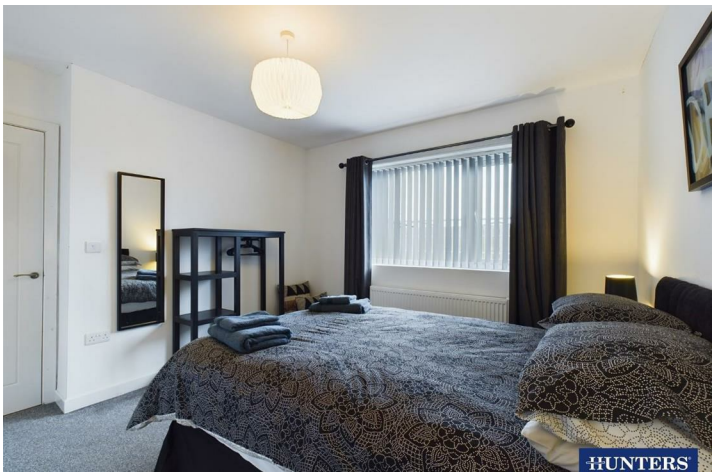









DREAM

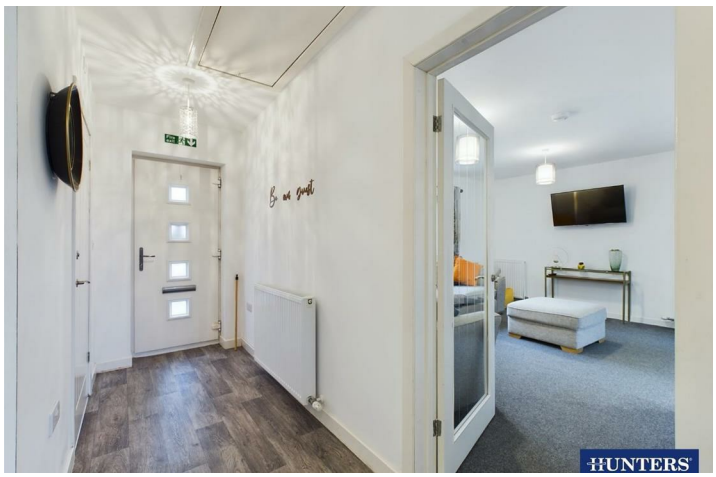






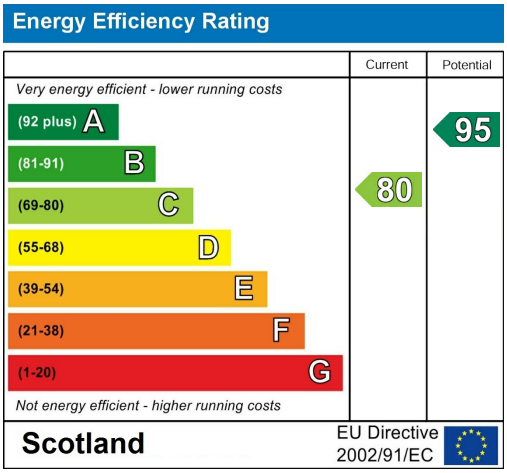


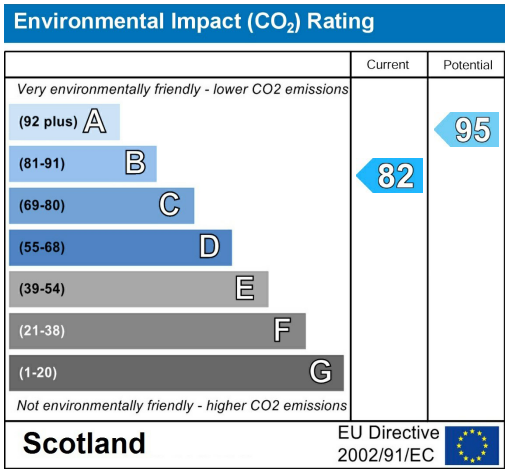






Energy Efficiency Graph





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







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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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The Property Ombudsman