



GREENSHIELDS, CRIFFEL WAY, SOUTHERNESS,
DUMFRIES. DG2 8BB

HOLIDAY CHALET IN QUIET LOCATION IN THE COASTAL RESORT OF SOUTHERNESS.

ACCOMMODATION – ENTRANCE HALL, LIVING ROOM, KITCHEN, SUN LOUNGE, BEDROOM, SHOWER ROOM.

GARDENS. GARDEN SHED.

PRICE – OFFERS IN THE REGION OF £27,000.

REF: C22210

This holiday chalet is situated in a quiet location in the coastal resort of Southernness which is a popular seaside destination. There are various amenities in the village including a shop, hotel, park amusements and doctor's surgery. The two mile long sandy beach gives excellent views of the Solway Coast and over the Cumberland Hills. The village has a championship 18 hole golf course and another pay as you go golf course nearby.

The property which is in need of some improvements could provide a pleasant holiday home.

Accommodation

Entrance Hall

Living Room

17' 7" x 9' 5" approx.

Cupboard. Wood lined walls. Access to Kitchen and Loft (by ramsay ladder).

Kitchen

9' 8" x 4' 9" approx.

Small galley kitchen.

Bedroom

10' 5" x 10' 2" approx.

Shower Room

Three piece suite.

Sun Lounge

16' 6" x 8' 3" approx.

View of Garden.

Outside

Small garden area with garden shed.

Note The property has an alarm system.

Viewing

The key can be obtained from the Solicitors Property Centre, Dumfries.

Directions

See plan for location of Southernness. On entering the village continue until the shop, then turn first left and continue along (quite some distance) to Criffel Way.

Entry

By arrangement.

NOTE There are annual charges in connection with sewage and water services.

Home Report

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at www.onesurvey.org. Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

Offers

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

The Property Misdemeanors Act

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale

(electrical, solid fuel, 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. Measurements have been taken by a laser distance meter.