



'REDUCED PRICE'

THE HAINING, WHINNYHILL, BY DUMFRIES, DG2 8HE

SPACIOUS DETACHED L-SHAPED BUNGALOW IN BEAUTIFUL RURAL SETTING. STUNNING VIEWS OVER THE COUNTRYSIDE TO THE RIVER NITH BEYOND. SIX MILES FROM DUMFRIES, 2 MILES FROM NEW ABBEY. IN NEED OF SOME UPDATING.

ACCOMMODATION: VESTIBULE, HALL, SITTING ROOM, LIVING ROOM, DINING ROOM, SUN ROOM, KITCHEN/BREAKFAST AREA, FOUR BEDROOMS, BATHROOM, INTEGRAL DOUBLE GARAGE. LARGE LOFT WITH POTENTIAL FOR CONVERSION (SUBJECT TO PLANNING CONSENT).

VIEWING: BY ARRANGEMENT.

VALUED AT £220,000 ON THE HOME REPORT.

PRICE: OFFERS OVER £180,000

REF: C23086

Property Overview

This is a spacious detached L-shaped bungalow in a stunning rural setting with outstanding views over the surrounding countryside. The property would benefit from some upgrading but would provide an excellent project and ultimate family home. There is also further scope for development of the loft area. Presently it has electric ceiling heating in all the main rooms with additional night storage heating.

The Haining itself forms part of a small development situated a short drive from Dumfries (6 miles) with more local amenities being available in the picturesque village of New Abbey. The property itself sits slightly to the south east of the plot with attractive mature garden. There is also a small burn running through the garden to the south boundary of the property.

ACCOMMODATION

ENTRANCE VESTIBULE

6'2" x 3'10"

Large decorative glass panelled inner door leading to hallway. Pendant light. Treble light switch. Terazzo tiling.

HALLWAY

28' 6" x 7' 7" at widest and longest approx.

Entrance to all rooms in the house from Hallway. Three double sockets and one single socket. Partially laid oatmeal carpet and partially wood flooring. Two pendant lights and fire alarm. Cornicing surround. Large shelved cupboard accommodating meters. Single paned window, two coat hooks and pendant light.

Large loft area with access by Ramsay ladder from Hallway. Partially floored. (25' 5" x 16' 2" approx). Coombed with two inset down lighters. Ample shelved storage. The second part of the loft is not floored but this is a large area and holds the potential for conversion subject to planning consents.

LIVING ROOM

16' x 13' approx.

Stunning panoramic outlook over open fields. Large east facing window and one small south facing window. Partial double glazing. Telephone point and two t.v. points. Five double sockets. One single socket point. Modern gas fire with large stone hearth (serviced by bottled propane gas). Two dimplex night storage heaters. Wall mounted thermostat. Varnished wood skirtings. Entrance to Sun Room through wood and glass panelled door.



SUN ROOM

13' 6" x 7' 10" at widest and longest approx

Very modern white PVC sun room benefiting from panoramic views to south and east over farmland and hills. One single socket. Double glazing.



KITCHEN

21' 7" x 12' 5" approx.

Two large partially double glazed windows. T. V. point. Three double sockets. Four double sockets. Four single socket. One thermostat. Double light switch. One wall mounted down light and two pendant lights. Tricity hob. Sink and drainer. Cream tiling with decoration panels. One under cupboard striplight. Ample cupboards and storage space. Cornicing surround.

Entrance to small Hallway (with large shelved cupboard) leading to Garage. Large double garage. Garage has shelving, power, garden tap, work bench and at longest and widest its 23' 5" x 16' 11" approx.



DINING ROOM

13' x 11' approx.

East facing over hills and countryside. Double light switch. Thermostat. One ornate pendant chandelier light with five lights. Two double sockets. Partial double glazing. Varnished wood skirtings. Cornicing surround.

SITTING ROOM

16' x 13' approx.

Stunning views to the east over countryside and the River Nith beyond. Single light switch. One thermostat. Three double sockets and two single sockets. Partial double glazing. Wood surround flooring with carpet overlay. Varnished wood skirting. Full length glass panelled door to Hallway. Partial double glazing. Cornicing surround.

BEDROOM 1

13' 5" x 12' 5" approx.

Three double power points. Thermostat. One pendant light. Large mirror mounted to the back of the door. Wood varnished skirtings.



BEDROOM 2

15' 5" x 9' approx.

Built-in floor to ceiling wardrobe with combination of hanging and shelving space. One double socket. Single light switch. Partial double glazed window. One pendant light. Varnished skirtings.

BEDROOM 3

13' 9" x 12' 3" approx.

T.V. point. Three double and one single power socket. Telephone point. Mounted full length mirror on the back of the door. Pendant light. Varnished wood skirtings. Thermostat. Small partial double glazed window south facing. Larger window west facing over garden ground.

BEDROOM 4

10' 7" x 8' 4" approx.

Partially double glazed window with outlook onto garden ground. Pendant light. Vent. One single socket and one double socket

BATHROOM

10' 9" x 6' 1" approx.

Matching Armitage Ware pedestal sink, toilet unit, and bath. Partially double glazed windows. Two wall long mounted lamps. Shaver point. Wall mounted mirror. Wall mounted storage unit. Wall mounted towel rail.

EXTERNAL



Tarmacadem drive leading to main road. There is a paved pathway leading to front door. At the back of the property is mainly laid to grass and hedging. Stunning views over the countryside. Part of the garden is laid to gravel and has a small burn running through it at the boundaries of the property. The front section of the garden has extensive lawning.



SERVICES

The property has mains water and drainage, and electricity laid on. Telephone landline.

ENTRY

By arrangement.

VIEWING

By arrangement through Primrose and Gordon 01387 267 316

DIRECTIONS

See attached plan.

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

DISCLAIMER

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.