



Clunie, 9 Kendoon

Dalry, Castle Douglas, DG7 3UB

Spacious semi-detached bungalow situated in quiet residential rural hamlet. Oil central heating. Large garden with ample outside space. Two parking spaces. Garage.

Accommodation

Entrance Sun Room
Kitchen/Dining Room
Utility
Hallway
Living Room
Bedroom 1
Bedroom 2
Shower Room



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Clunie is a well-proportioned and spacious semi-detached property in the rural residential hamlet of Kendoon. The property itself is in good decorative order and the internal space is complimented by a large garden to front, side and rear. Kendoon as a village was originally built to accommodate staff at the Kendoon Hydro Electric Power Station, and the houses are built as a community around a circular green. The property is a short drive from the nearest town of St Johns Town of Dalry which is 5 miles away to the south. Dalry is serviced with all usual local amenities including convenience stores, pub and restaurant, hairdressers and nursery, primary and high school.

To get to Kendoon by car you follow the B7000 minor road north from Dalry which affords some spectacular views to open countryside and Rhins of Kells. Take the left turn at the sign for Kendoon Power Station at Glenhowl Lodge and follow the road down past the power station to the village of Kendoon. From the main A713 Castle Douglas/Ayr road, which has public transport, there is pedestrian access to the village by a scenic footpath which leads over a footbridge crossing the Ken.

ACCOMMODATION

ENTRANCE SUN ROOM 2.30m x 3m (7'06" x 9'10")

Access to the property is given through the sun room with white uPVC double glazed floor to ceiling windows on three sides. Roller blinds. Tile effect linoleum floor covering. Access to Kitchen/dining room.

KITCHEN/DINING ROOM 6.11m x 5.37m (20'04" x 17'07")

Spacious kitchen come dining room come living room with open plan configuration. Wood effect kitchen units with neutral work surface above. Windows to side and rear. Integral Indesit double oven and grill. Integral Delonghi electric four ring hob. Wood laminate floor covering. Ample space for dining as preferred. Lounge area with feature wood burning stove mounted on slate plinth with decorative slate hearth and wooden mantle. Two wall mounted radiators. Ceiling mounted pulley. Telephone point. TV point. Gives access to further accommodation and access to utility.

UTILITY 1.75m x 4.25m (5'08" x 13'11")

Handy lean to utility with back door access. Space plumbed for washing machine. Laid to shelving. Window outlook to rear garden. Title effect linoleum floor covering.

HALLWAY 3.07m x 1.96m (10' x 6'05")

Generous hallway giving access to all further accommodation. Hatch access to loft, Ramsey ladders. Wall mounted radiator. Cupboard housing electricity meters and fuse boxes. Back door giving access to patio area.

LIVING ROOM 4.30m x 3.98m (14'01" x 13')

Good size living room with outlook front and side over garden. TV point. Fitted carpet. 2 wall mounted radiators.

BEDROOM 1 3.07m x 3.20m (10' x 10'6")

Spacious double bedroom with outlook to front of property. Fitted carpet. Wall hung bookshelf. Wall mounted radiator.

BEDROOM 2 3.13m x 4.27m (14' x 10'27")

Good sized double bedroom with outlook to rear garden. Roller blinds. Fitted overhead cupboards. Matching full length wardrobes included in the sale. Fitted carpet. Wall mounted radiator.

SHOWER ROOM 1.83m x 1.84m (5'11" x 6')

Freestanding shower cubicle. White wash hand basin set in storage unit with matching W.C. pedestal. Usual bathroom fittings. Frosted window to side with a roller blind. Wall mounted radiator. Linoleum floor covering.

OUTSIDE

GARDEN

The garden at Clunie is laid out on three sides of the property. The front is mainly laid to lawn with borders planted with mature shrubbery. Paved access to side. Two off road parking spaces with gated gravel path access to property. The side garden again is mainly laid to lawn with borders planted to mature shrubs and plants. There is a summerhouse to side. Paved path leads you to the rear of the property where there is a poly tunnel, greenhouse and outside workshops and sheds. The rear garden

is laid to gravel rockery with planted Heather, Rhododendron and other mature shrubs. There is a patio area for alfresco dining as preferred. Oil tank. Log shed. External Worcester oil fired combi boiler.

GARAGE

There is a single wooden garage sold with the property but sited separately in a block of 4 garages with brick dividing walls.

BURDENS

The Council Tax Band relating to this property is a Band C

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band D

SERVICES

The subjects are served by a village water supply and village sewerage supply. There is mains electricity and central heating is by oil. No guarantees can be given at this stage to services.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/SW/MCLAE01-01



Whilst every attempt has been made to ensure the accuracy of the floor plan (not of doors, windows, rooms and any other items are approximate and no response given, or measurement. The plan is for illustrative purposes only and should prospective purchaser. The services, systems and appliances shown have not been as to their availability or efficiency can be given. Made with Metropix 02002



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