

# Barend Farm Cottage

SANDYHILLS, DALBEATTIE, DUMFRIES AND GALLOWAY, DG5 4NU



*RARELY AVAILABLE ONE-BED SEMI-DETACHED COTTAGE BUNGALOW,*



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McEwan Fraser Legal are delighted to offer to the market this rarely available one-bed semi-detached cottage bungalow, nestled beautifully with stunning sea views within the peaceful and popular Barend Holiday Village, Sandyhills, Dalbeattie, Dumfries & Galloway. This lovely home is offered in absolute walk-in condition, having been fully refurbished to a great standard, including a new kitchen and shower room.

The property offers a home that is not only extremely comfortable and relaxing, but given the single-level layout, it's ideal for anyone who prefers an easy-access home, easy to get around in. The twin aspect lounge is a great size, with plenty of options for furniture layouts. The large windows and French Doors help create a very bright and comfortable space.

## The Property



The lounge leads out beautifully onto the balcony, which offers stunning views of the sea.





The beautiful kitchen/diner is finished with a stylish range of units, with an electric hob, double oven, and ample space for a fridge freezer and dining table.



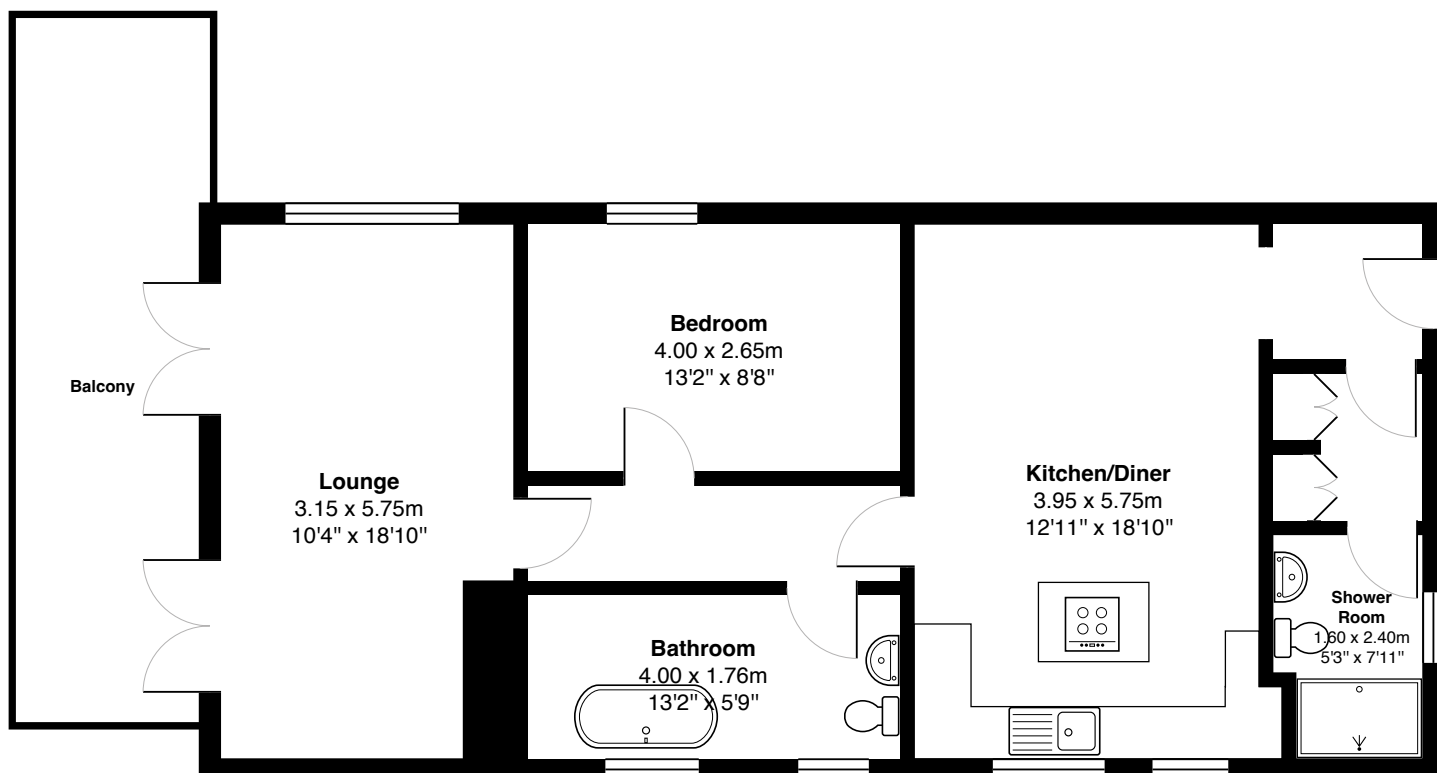


The double bedroom is a great size and is bright and welcoming with ample space for free-standing furniture. The main bathroom is simply beautiful and contains a toilet and sink with a designer standalone bath. The property also benefits from a separate shower room/ WC. Central heating and double-glazing keep the home warm and comfortable.









Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: D

## Floor Plan

The outside space of this home also adds so much lifestyle value for the new owners. The gardens are beautifully landscaped, simple and low-maintenance, with space to relax on the balcony.

Some properties tick many boxes, and this is certainly one of them. If you are searching for a walk-in condition holiday home or bungalow, with a solid track record in the holiday rental market, then this may be it. Early viewing is highly recommended.





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Situated in the tranquil coastal hamlet of Sandyhills, this property offers serene countryside living with immediate access to the dramatic Solway Coast. It lies within moments of Sandyhills Bay, a Blue Flag beach renowned for its golden sands, providing exceptional opportunities for coastal walks, water sports, and equestrian pursuits along local bridleways.

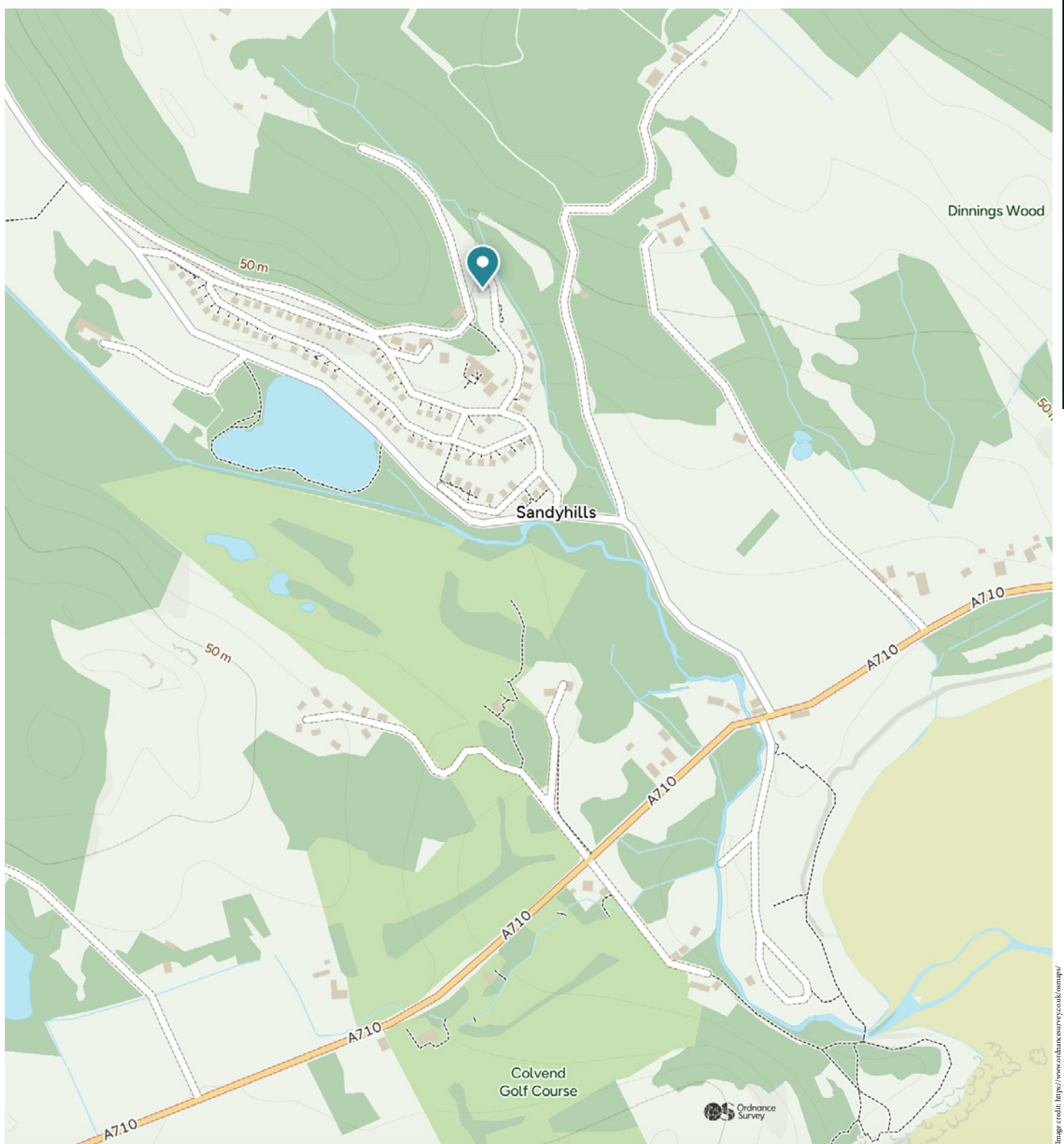
The nearby villages of Colvend and Kippford offer a village shop, public houses, and a popular sailing club, whilst the market town of Dalbeattie (five miles) provides supermarkets, medical practices, primary and secondary schooling, a golf course, and a leisure centre.

The A710 coastal road links to the A75 Euroroute, connecting to the M6 motorway network and Cairnryan ferry terminals. Rail links are available at Dumfries (14 miles) and Lockerbie (25 miles), offering direct services to Glasgow Central and Carlisle, with onward connections to the West Coast Main Line serving London Euston. Carlisle's extensive retail, commercial, and transport infrastructure lies within comfortable driving distance.

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## The Location





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