

# Cairndarroch

AYR STREET, MONIAIVE, DUMFRIES AND GALLOWAY, DG3 4HW



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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We are delighted to offer to the market this utterly charming 2-bed bungalow, set in the popular village of Moniaive near Dumfries. The property is nestled within beautiful well-established gardens, with a stream running along the garden's edge, and stunning countryside views across to the nearby hills. Rarely do properties with such charm and appeal come to the market. It couldn't be more picturesque or peaceful.

The property was constructed in the 1960s and is of a type known as a 'Dorran' house. These houses were built using pre-fabricated concrete panels which are no longer used by the construction industry, having been deemed to be defective. Although Cairndarroch has been maintained to a high standard over the years, mortgage lenders are unlikely to lend on this type of property, and as such any sale will need to be a cash purchase only.



The accommodation comprises a spacious double-aspect lounge with a large bay window flooding the room with light, giving stunning views across the rear garden to the gently rolling hills beyond. The room affords many options for furniture configurations and the solid fuel fireplace offers cosy nights by the fire.



The large kitchen/diner is bright and welcoming, featuring an attractive range of modern units with an electric oven and hob, and ample space for a free-standing washing machine, fridge and dishwasher. The dining area can easily accommodate a family-sized dining table, making it the perfect place for a chef to serve up a marvellous meal. (Appliances – and furniture throughout the property – may be available by separate negotiation.)





The family bathroom is fresh, with a white suite and a chrome radiator with a mains shower over the bath.





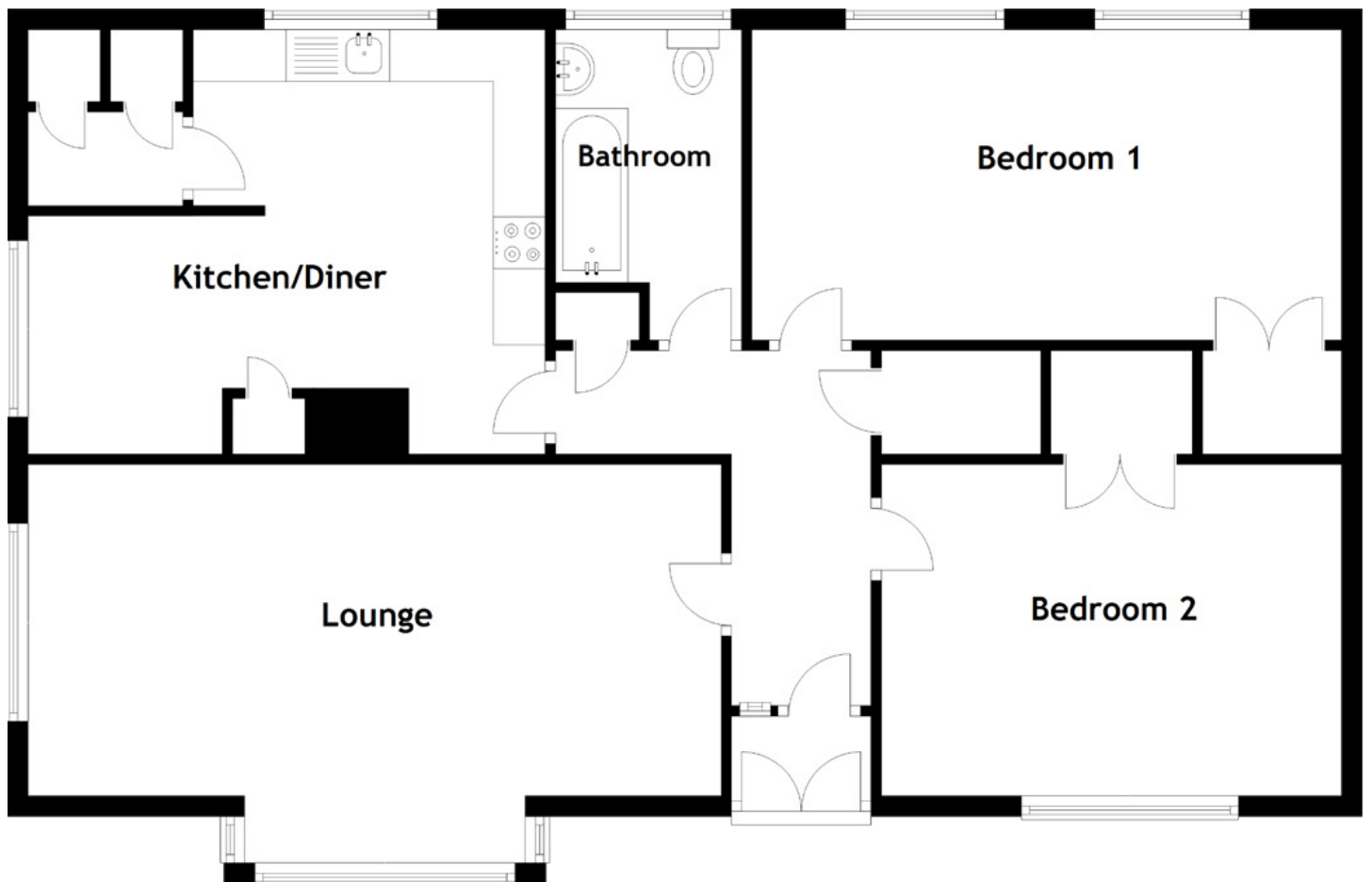
There are two good-sized bedrooms in the home. Both are doubles with ample storage and space for free-standing furniture. The large windows allow in plenty of light. The house is kept warm and comfortable via double glazing and electric heating.





**Bedroom 2**





Approximate Dimensions

(Taken from the widest point)

Lounge	6.70m (22') x 3.85m (12'7")
Kitchen/Diner	5.00m (16'5") x 4.10m (13'5")
Bedroom 1	5.70m (18'8") x 3.00m (9'10")
Bedroom 2	4.45m (14'7") x 3.20m (10'6")
Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>

EPC Rating: F

Buyer's Premium Value: £1950





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The gardens are simply beautiful, filled with the relaxing sounds of birdsong and the stream running along the outside edge, it's idyllic. The rear garden has open views across to the hills and farmland beyond. The driveway offers off-street parking for one or possibly two cars.

The current owners have lavished their attention on the home, leaving the new owners with nothing to do except move in and start enjoying its comforts and outstanding setting. Despite its non-standard construction status and the fact that any sale will need to be a cash purchase, this property offers a tremendous opportunity.

The house is ideal for a small family, a couple or single occupant, or even a 'canny' buy-to-let investor looking for an investment opportunity. Given the delightful and ever rarer village location, this is a first-class holiday let business opportunity (subject to any necessary planning requirements) or bolt-hole staycation home. Early viewing is advised for this little piece of heaven.

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For those who love a slower, more peaceful pace of life, the village of Moniaive is quite simply a great place to live. Set amid beautiful natural scenery with rolling hills and moorland, it's a short drive to the nearby town of Thornhill, and approximately 16 miles to Dumfries. The peace in this part of the country is tangible, but the village also has a strong tradition in music and art, and hosts several events throughout the year, such as its annual Flower Show.

Moniaive has a large and well-stocked general store, a pub, a hotel, and a highly-reviewed Italian restaurant. There's also a garage and a charging point for electric cars. In the centre of the village is a park with swings, slides and a roundabout for children. There's a primary school within the village itself and good secondary schools and other amenities within easy reach, making this area a very popular place to call home.

## The Location

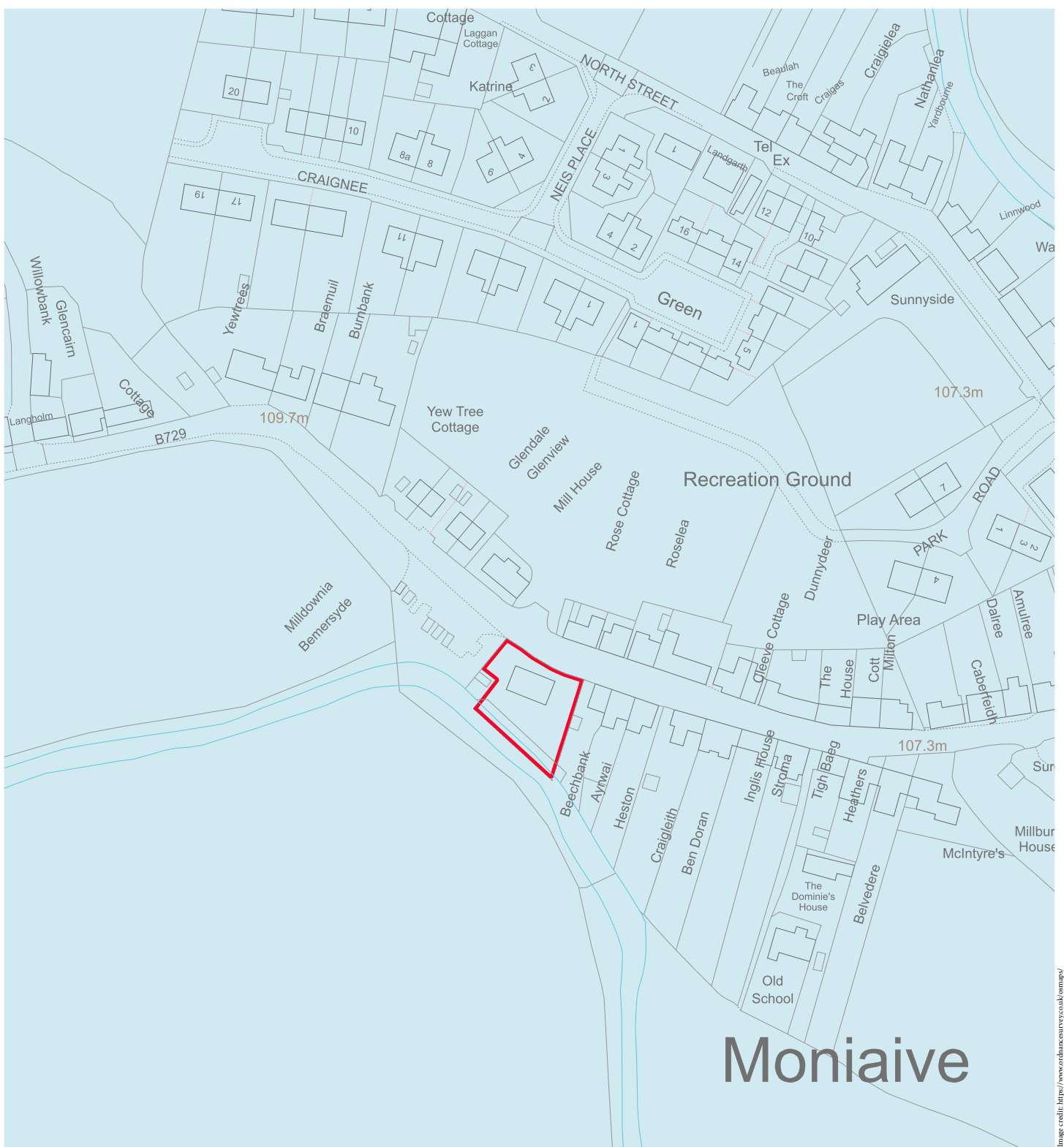


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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