



*IMPECCABLY PRESENTED, DETACHED
MODERN FOUR BEDROOM BUNGALOW*



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THE PROPERTY

McEwan Fraser Legal is delighted to bring to the market this impeccably presented, detached modern bungalow that is situated in the serene rural enclave of Gillfoot, bordering the sought-after tourist destination of Southernness.

Offering a blend of functionality and elegance, the residence comprises four double bedrooms, including a master suite with en-suite facilities, alongside a generously proportioned living/family room, a separate expansive dining area, a well-appointed kitchen/breakfast room, and a utility room. An attached double garage has been thoughtfully repurposed to accommodate family leisure activities, enhancing the property's versatility.

The property boasts a suite of modern enhancements, including a newly installed LPG boiler, 4.8kW solar panels paired with a 5kW battery system, comprehensive redecoration, upgraded carpets, a contemporary kitchen remodel, replacement of external French doors from dining room to garden, and a new garage door. Additionally, a section of the attached garage has been transformed into a boot room, complete with a new external door and sidelights. A whole-house water filtration system has been installed, accompanied by a thorough electrical inspection and lighting upgrade to meet current standards. Further enhancements include the addition of an electric radiator in the previously unheated kitchen, as well as the replacement of internal door and window handles.





Moving indoors, a welcoming vestibule leads to a spacious hallway, providing access to the living quarters. To the right, four generously sized double bedrooms and bathrooms are situated, while the left wing houses the lounge, dining room, kitchen, utility, and integral double garage. The lounge/family room, with its dual aspect, offers ample relaxation space, featuring a fireplace with a marble effect surround and a pebble effect electric fire inset.

"...The lounge/family room, with its dual aspect, offers ample relaxation space, featuring a fireplace with a marble effect surround..."



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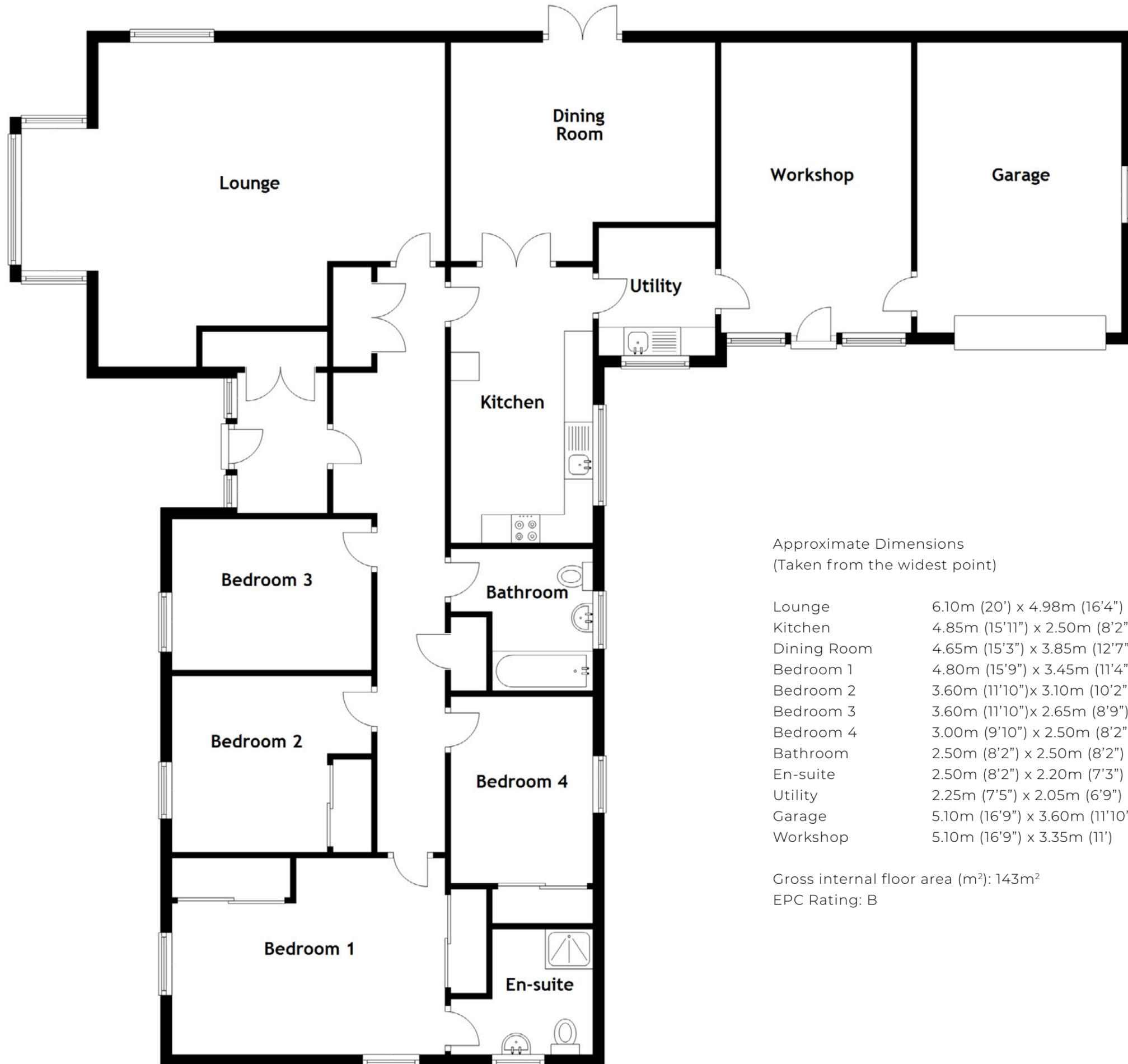


The kitchen boasts modern fittings, including free-standing larder unit and floor cabinets with marble effect worktops, an electric Neff slide and hide oven, Neff induction hob and integrated appliances. An Xpelair extractor fan serves the whole kitchen. A separate utility room provides laundry facilities and an additional sink, with internal access to the double garage, currently configured for family leisure activities.



The primary bedroom offers scenic rural views, fitted wardrobes, and an ensuite shower room, while two of the three additional double/twin bedrooms feature built-in wardrobes. The family bathroom completes the accommodation with a three-piece white suite and mixer shower over the bath.





Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 4.98m (16'4")
Kitchen	4.85m (15'11") x 2.50m (8'2")
Dining Room	4.65m (15'3") x 3.85m (12'7")
Bedroom 1	4.80m (15'9") x 3.45m (11'4")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 2.65m (8'9")
Bedroom 4	3.00m (9'10") x 2.50m (8'2")
Bathroom	2.50m (8'2") x 2.50m (8'2")
En-suite	2.50m (8'2") x 2.20m (7'3")
Utility	2.25m (7'5") x 2.05m (6'9")
Garage	5.10m (16'9") x 3.60m (11'10")
Workshop	5.10m (16'9") x 3.35m (11')

Gross internal floor area (m²): 143m²
EPC Rating: B



Externally, the property is surrounded by expansive wraparound gardens with lawned areas and a patio, ideal for outdoor dining and BBQs. Additional features include space for a family-size hot tub, a drying green, and ample parking. The property boundary is defined by uniform timber fencing. Panoramic vistas of Criffel and the surrounding countryside further enhance the property's appeal, providing an idyllic backdrop. Maintenance-wise, the property benefits from monthly enzyme treatments for its septic tank.

THE LOCATION

Southernness is a charming coastal village nestled in Dumfries and Galloway, Scotland. Situated roughly 2 miles (3.2 km) south of the A710 between Caulkerbush and Kirkbean, Southernness today thrives as a tourist destination.

POWILLIMOUNT BEACH

To the north, Southernness is framed by the imposing “Marilyn” Criffel, while to the south lies the sandy bay of Gillfoot. On clear days, the vistas extend across the Solway Firth to the scenic Lakeland fells, adding to the village’s allure.



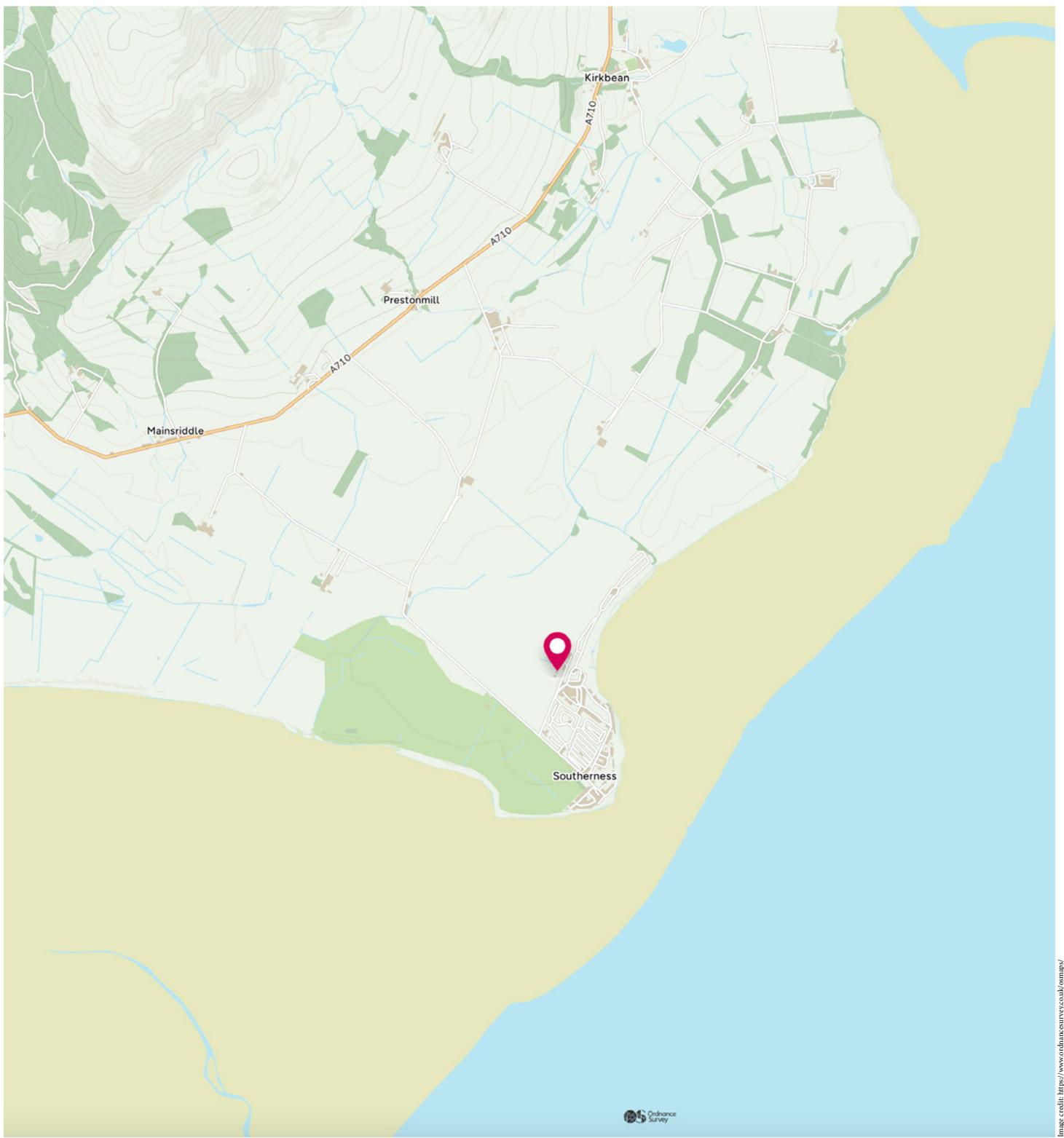
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The village boasts a plethora of static caravans, both privately owned and available for holiday rentals, making it a popular spot for vacationers. During the bustling summer months, the local bus services connecting Dalbeattie and Dumfries are notably more frequent.

The village is blessed with expansive sandy beaches flanking its rocky shores, stretching out to the vast Mersehead Sands towards the west during low tide. Dominating the skyline is the iconic Southernness lighthouse, erected in 1749 and ranking among Scotland's oldest. Standing tall at approximately 56 feet, the lighthouse served its duty until the 1930s when it was decommissioned.



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