

A place to settle. Situated on 470m², this stylish 2 bed bungalow on the Barleana development can be ready for you to move into in 2024. Set back from the leafy Barhill Road, only a few steps to either Barhill Wood or Colliston Park, this is one of very few opportunities still available on the small and exclusive development.

The 2-bedroom layout features an entrance, open-plan living/dining/kitchen area, bathroom with shower and a utility room. This high specification, modular construction by Dan Wood has insulation levels well above UK norms. Running costs are further reduced by the air source heat pump and a heat recovery system that moves spare warmth around the house. This “turnkey” price includes kitchen, under floor heating, interior and exterior painting and decorating, choice of fixtures and fittings, choice of flooring, tiling and sanitary ware and light fittings.

The private entrance is off Barhill Road into a parking and garden area. Patio doors open to the rear garden. As an alternative, the plot only may be purchased or together with another house design.

Across the Barhill Road, lies the avenue to the much loved Colliston Park with its play areas, tennis courts and football pitches. The town centre is an easy and flat stroll through the park. A hundred yards behind the plot is the beautiful Barhill Wood. Formerly commercial forestry, it is now a natural woodland home for red squirrels. It has a network of interesting paths and tranquil places.

Once an inland port, Dalbeattie sits in the Urr Valley, 3 miles from the coast. It is a friendly community of around 4,000 people, supporting shops, cafes, hotels, restaurants, a dentist, a vet and a modern health centre. A little further and there's the top class Learning Campus with all the latest and best school facilities.

While Dalbeattie itself offers much in the way of pursuits from drama to golf, from bowling to mountain biking, from fishing to bridge playing; it is also central for all the best of the region. The surrounding area has sandy beaches, breath-taking hill walks, dark starry skies, championship golf, water sports, horse riding, nature reserves, castles, lochs and much more. The nearby market town of Castle Douglas has many independent shops and the fishing port of Kirkcudbright features boats and galleries. Dumfries is 20 minutes northward with its University Campuses and the excellent Dumfries and Galloway Royal Infirmary is easily accessible.

Scotland's main artery, the M74, is 28 miles to the East bringing both Glasgow and Edinburgh within 2 hours. To the West the ferry to Northern Ireland docks one hour away. In the region of Dumfries and Galloway, crime rates are low and life quality is high. Whilst it is rural and quiet at first glance; it is much more than just healthy and safe. People are welcoming and there is an astonishing amount to do once you get to know the place.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.