

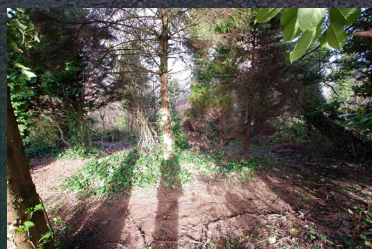
BLACK HAY

ESTATE AGENTS SOLICITORS FINANCIAL PLANNING

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ALDERBANK, 8 SCAUR O' DOON ROAD, DOONFOOT



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ALDERBANK, 8 SCAUR O' DOON ROAD



“ALDERBANK”, Doonfoot – A Charming Traditional Detached Cottage Style Home set amidst larger mature private gardens, within admired residential locale. Historically believed to be the site of one of the earliest built properties locally (however this is based on 3rd party information). The current owners have been resident for approx’ 30 years during which time they have upgraded/extended the property. It is fair to say that the successful purchaser will modernise the property however the competitive price allows scope to upgrade/re-style to your own taste/budget.

ALDERBANK is discreetly positioned on Scaur O’ Doon Road, well screened from the roadway by hedging/fencing with a pedestrian gate to the front whilst a gated driveway provides vehicular access to the rear. The mature gardens are of larger size, undoubtedly an attractive feature of the property, albeit some attention is required to these. Woodland area to the far side slopes down to the river.

Internal viewing reveals a cosy home retaining it’s Cottage Style character with accommodation featured over 2 levels, comprising 7 Main Apartments. In particular, on the ground floor, entrance vestibule leads onto the reception hall which provides access to ground floor apartments whilst a staircase to the rear leads to the upper apartments, spacious lounge with most attractive sun room overlooking private front gardens, breakfasting kitchen leads onto larger size conservatory styled dining room (noting this is slate roofed to match the main house), two bedrooms, “downstairs” wc. On upper level, 2 further bedrooms and a bathroom (noted coombed ceiling upstairs). A small attached garage has integral access through a store room (just off bedroom No 1).

The specification includes gas central heating & double glazing. EPC – E. Generous mature gardens are a feature of the property encouraging fantastic enclosed family use or offering the keen gardener/bird lover the opportunity to create a picturesque haven. The detached garage to the rear has been removed however there remains ample space to build a garage/store (subject to any required planning permission) whilst the gated driveway offers further private parking.

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents comments...

“I live on the edge of The Galloway Forest Dark Sky Park, so I’m used to being surrounded by nature. When I first walked into the gardens of ALDERBANK it just seemed to be a delightful sheltered natural haven, one in which to relax, whether at the end of a busy day or as part of a gentle retirement. Yes, it needs work done. Yes, the gardens need work. However, as an Antique Dealer friend of mine often says – find me another! I think the successful buyer secures the opportunity to develop their own haven, yet it’s not miles away in the countryside (as I am, commuting 90 miles each day to/from work)and don’t forget, the sweeping promenade/seafront is only a short walk away.”

To arrange a Viewing Appointment please telephone BLACK HAY Estate Agents direct on 01292 283606.

The Home Report together with an expanded array of Photographs & the 2-level Floorplan for this particular property can be viewed here on our blackhay website. The sale of this particular property is being handled by our Estate Agency Director/Valuer- Graeme Lumsden



ALDERBANK, 8 SCAUR O' DOON ROAD,
DOONFOOT



ALDERBANK, 8 SCAUR O' DOON ROAD



ROOM SIZES

- RECEPTION HALL**
12' 2" x 10' 9"
(sizes to T-shape)

LOUNGE
16' 2" x 14'
(sizes at widest points)

BREAKFASTING KITCHEN
9' 2" x 9' 2"

SUN ROOM
8' 11" x 12'

CONSERVATORY
14' 7" x 10' 4"
(sizes at widest points)

BEDROOM 1
12' 2" x 13' 10"

BEDROOM 2
9' 11" x 11' 8"
- BEDROOM 3**
15' 9" x 12'
(coombed ceilings)

BEDROOM 4
13' 8" x 8' 5"
(coombed ceilings – main area sizes)

BOXROOM
7' 3" x 6' 2"

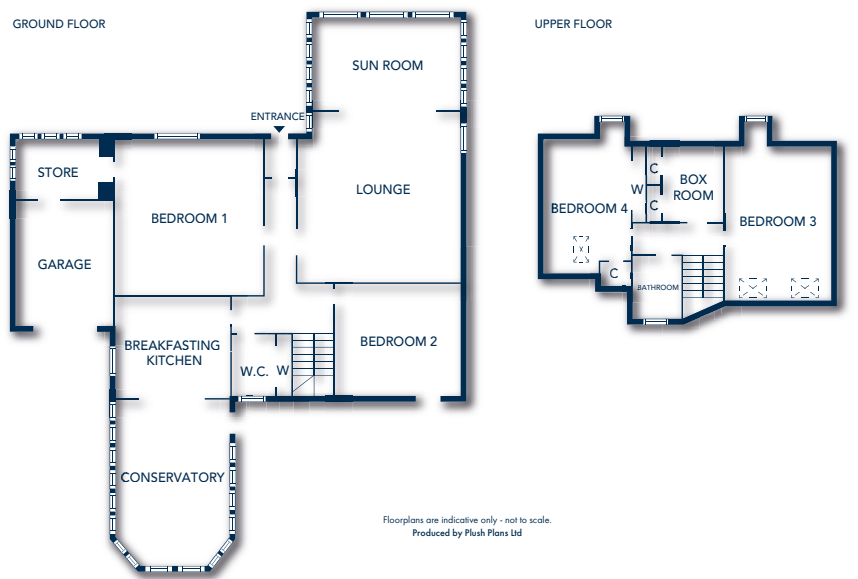
BATHROOM
8' 3" x 5' 7"

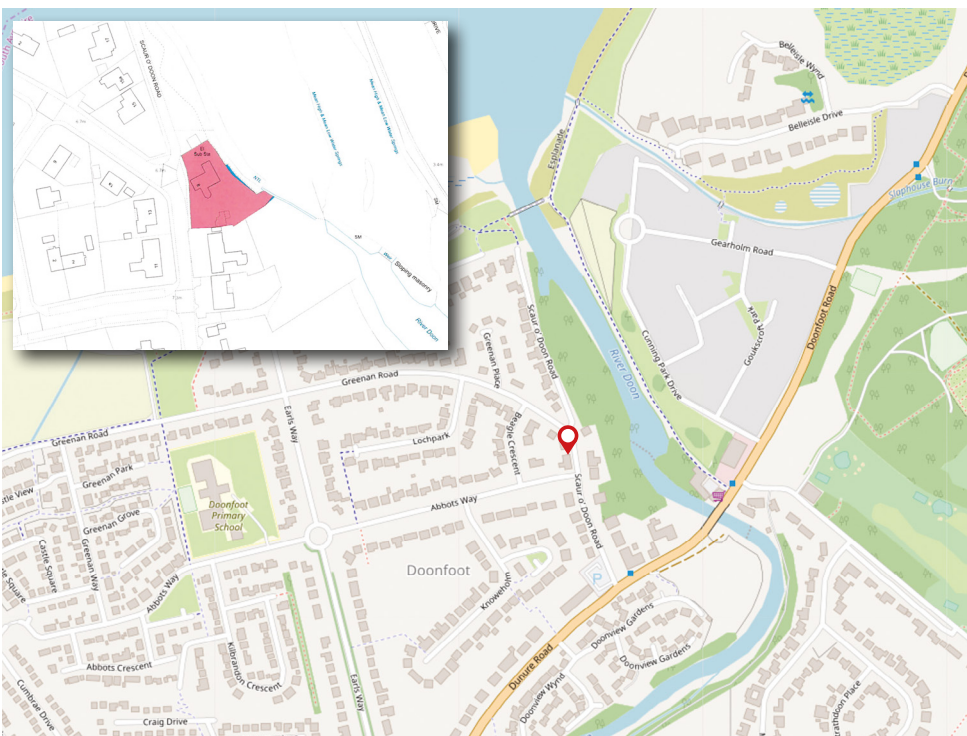
WC
5' 7" x 4' 2"

STORE
5' 6" x 7' 11"

GARAGE
13' 2" x 8' 9"

FLOORPLAN





VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website - blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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1930's 1940's 1950's 1960's 1970's 1980's 1990's 2000's 2010's