



WILLIAMSON
& HENRY
Solicitors & Estate Agents



FANNICH

Culdoach Road, Tongland, Kirkcudbright, DG6 4LU

A most attractive brick built semi-detached country cottage under slated roof set in good sized garden grounds on the outskirts of Kirkcudbright.

Accommodation:

Dining Kitchen
Living Room
Hallway
Vestibule
Bathroom
Dining Room/Bedroom 1
Conservatory
2 Further Bedrooms
Bedroom with En Suite Shower Room

Gardens
Garage



Fannich is a bright and spacious detached 3/4 bedroom property with spectacular views over the surrounding farmland. The property offers ample versatile accommodation and has the attraction of being situated in a quiet rural setting but with easy access to all local amenities. Occupying a large plot with expansive but easily managed garden. Fannich would make a comfortable family residence or retirement property. An added bonus is the small paddock of approximately 850 square metres, which adjoins the garden.

Kirkcudbright itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries including the highly acclaimed Kirkcudbright Galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys" who lived in Broughton House, now in the care of the National Trust for Scotland. The town has a good range of local shops and professional services as well as primary and secondary schools, a swimming pool and ample scope for leisure activities with a great variety of clubs and organisations. Kirkcudbright has a very active local community who organise a popular Jazz Festival and a range of annual "summer festivities".

ACCOMMODATION

Recently fitted uPVC composite door with decorative double glazed panel leading to kitchen.

DINING KITCHEN 12'6" x 11'6" (3.82m x 3.52m)

Radiator with thermostatic valve. Two uPVC double glazed windows overlooking the front. Low voltage down lighters. Fitted wall and floor units in country cream with butcher's block Formica work surfaces. Asterite sink with single drainer. Built in Belling double oven and grill. Built-in AEG induction hob with dark glass splash back and cooker hood above. Laminate floor. Smoke alarm. Wood effect ceramic tiled splash backs. Telephone point.

LIVING ROOM 14'9" x 12'11" (4.50m x 3.96m) (at longest & widest)

A warm bright room with UPVC double glazed patio doors out to the rear garden. Fitted Venetian blinds. Inglenook style fireplace with slabbed hearth and cast iron multi-fuel stove. TV point. Smoke alarm. Radiator with thermostatic valve.

HALLWAY 21'4" x 3'9" in the main, widening to 9'2" (6.51m x 1.16m in the main, widening to 2.81m)

Almost T-shaped hallway. Telephone point. Access hatch to partially floored loft. 15 pane glazed door to conservatory. Radiator with thermostatic valve. 15 pane glazed door to side entrance vestibule.

VESTIBULE 3'10" x 3'10" (1.17m x 1.17m)

uPVC double glazed storm door.

BATHROOM 9'8" x 6'1" (2.95m x 1.87m)

Coloured suite of bath, WC and wash hand basin with single corner entry shower cubicle. Mira Excel mains shower. Extractor fan. Fully panelled around shower. Painted wood panelling to waist height. uPVC double glazed window to front with roller blind. Radiator. Mirrored medicine cabinet with LED lighting and shaver point.

DINING ROOM/BEDROOM 1 13'8" x 8'9" (4.17m x 2.69m)

Bright versatile room which would lend itself well to the alternative use of a fourth bedroom or study. uPVC double glazed window to front with wide wooden window shelf. Radiator with thermostatic valve.

CONSERVATORY 9'11" x 9'2" (3.04m x 2.81m)

Positioned to take advantage of Kirkcudbright's wonderful sunsets. With laminate flooring. uPVC double glazed units incorporating uPVC double glazed sliding patio door. Polycarbonate Triplex roofing. Radiator with thermostatic valve. Wall light.

BEDROOM 2 13'8" x 9'6" (4.18m x 2.90m)

uPVC double glazed window to rear with roller blind. Radiator with thermostatic valve.

BEDROOM 3 13'7" x 9'5" (4.16m x 2.89m)

Dual aspect uPVC double glazed windows to side and rear with roller blinds. Wide wooden window shelf. Radiator with thermostatic valve. Telephone point.

BEDROOM 4 with En Suite 12'4" at widest x 10'0" lengthening to 13'7" (3.78m at widest x 3.06m lengthening to 4.15m)

Two uPVC double glazed windows to side with wooden ingoes. Roller blinds. Radiator with thermostatic valve. Built in wardrobe with folding double doors, shelf and hanging rails.

EN SUITE SHOWER ROOM 7'10" x 3'2" (2.39m x 0.98m)

WC, contemporary wash bowl with white gloss shelved storage cupboard beneath and shower cubicle with folding double doors. Mains shower. Extractor fan. Mermaid shower wall.

GARDENS

To the front there are double gates leading to extensive gravel driveway and hard standing area. To the side there are very good sized tastefully landscaped gardens, laid mainly to lawn with mature shrubs and trees.

The rear garden is south westerly facing and the patio is perfectly placed to make the most of the afternoon and evening sunsets. At the rear of the house there is a good sized level slabbed patio. Attractively landscaped gardens laid mainly to grass with a mix of beds and borders with mature shrubs and trees. Further good sized area of lawn beyond, safely enclosed with fencing with mature shrubs and trees. Extensive drying green. Separate paddock area extending to approximately 850 square metres. Vegetable garden. Outside power points to front and rear. Outside water taps to front and the side. Wooden garden shed with separate garden store with corrugated roof. Further garden shed with pitched felted roof.

GARAGE

18'9" x 9'5" (5.73m x 2.89m)

Brick built garage with up and over garage door. Access hatch to loft above. Two uPVC double glazed windows to side. Fitted work bench. Plumbing for automatic washing machine. Power and light. Wall mounted Alpha CD28c boiler with Hive controller.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D.

SERVICES

The agents assume that the subjects are served by mains served from a shared. Private pipe., mains electricity, mains gas and private/septic tank drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org



GENERAL ENQUIRIES, VIEWING & OFFERS

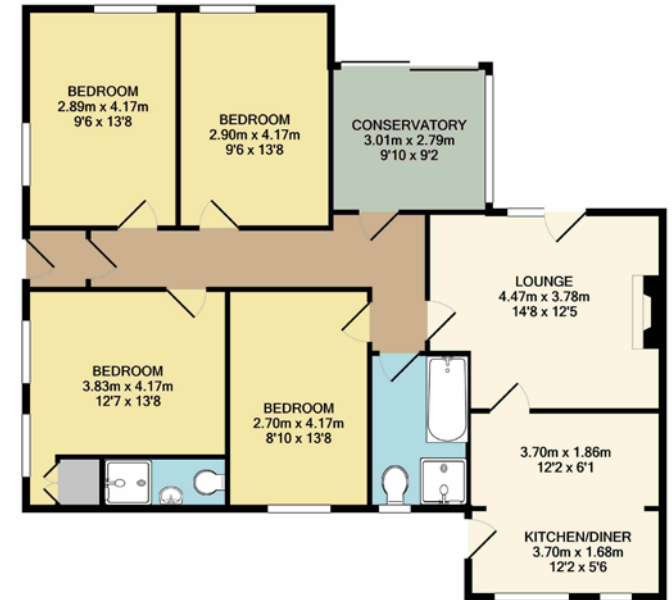
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RDI/GRUNP01-02



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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