



3 Merse Drive

Kirkcudbright, DG6 4RW

3 Merse Drive is a well presented one bedroom bungalow with private rear garden.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Accommodation:

Vestibule
Shower Room
Bedroom
Living Room
Kitchen

Gardens

Outside Store

3 Merse Drive is a well presented one bedroom bungalow which is located in 'The Merse' area of Kirkcudbright. This residential area is within close proximity to the centre of Kirkcudbright, it being only a short drive or ten minute walk away. Viewing Highly Recommended.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. It enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo

ACCOMMODATION

VESTIBULE 5'6" x 5'4" (1.68m x 1.63m)

uPVC double glazed entrance door with matching side screen leading to vestibule. Smoke alarm. Laminate floor.

SHOWER ROOM 6'3" x 5'5" (1.91m x 1.66m)

uPVC double glazed window to front with roller blind. Suite of WC, wash hand basin and walk in Gower double shower cubicle with Respatex shower wall, shower curtain and rail. Mira Sport instant shower. Wall mounted panel radiator with thermostat. Xpelair extractor fan.

BEDROOM 12'7" x 10'8" (3.85m x 3.25m)

uPVC double glazed window to front with venetian blind. Panel heater with digital thermostat. Built in shelved cupboard with storage box above.

LIVING ROOM 15'6" x 11'8" (4.74m x 3.58m)

uPVC double glazed picture window to rear with venetian blind. Focal point electric fire set in ornamental mahogany fire surround. Low level mahogany shelf. Smoke alarm. Panel heater with digital thermostat. Telephone point. TV point.

WALK IN CUPBOARD 5'6" x 3'0" (1.69m x 0.95m) (at longest & widest)

Walk in cupboard with access hatch to loft. Wall mounted electric switchgear. Factory insulated hot water tank.

KITCHEN 10'8" x 7'10" (3.26m x 2.39m)

Fitted wall and floor units in light beech with pink granite effect formica work surfaces. Stainless steel sink with single drainer. Plumbing for automatic washing machine. Electric cooker point. Tiled splash backs. uPVC double glazed window to rear with venetian blind. Vent Axia extractor fan. uPVC double glazed storm door to rear with venetian blind. Panel heater with digital thermostat.

GARDEN

Slabbed pathway and gravelled area with picket fencing to front. Easily maintained graveled area to rear with drying area and clothes poles. Shrub and tree border. Common close to side.

OUTSIDE STORE 3'1" x 2'11" (0.96m x 0.89m)

BURDENS

The Council Tax Band relating to this property is band A.

ENERGY PERFORMANCE RATING

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

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and mains 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

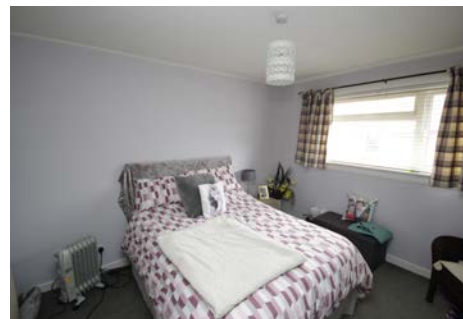
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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: RA/ALIRE01-02



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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

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.