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WILLIAMSON
& HENRY
Solicitors & Estate Agents



1 LONGACRES ROAD

KIRKCUDBRIGHT, DG6 4AT

www.williamsonandhenry.co.uk

1 Longacres Road is a well situated, spacious family home just a stone's throw away from the heart of Kirkcudbright and a short walk from the town's excellent schools.

Ground Floor:

Front Porch
Living Room
3 Bedrooms
Bathroom
Dining Room
Kitchen
Utility Room

First Floor:

Master Bedroom
Bathroom
Storage Room
Bathroom
Bedroom /Office

Garage (off the utility room).
Garden with decking area.



1 Longacres Road is an ideally situated, spacious family home offering well-presented and proportioned accommodation that is just a stone's throw away from the heart of Kirkcudbright and a short level walk from the town's excellent schools and all local amenities.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town". Kirkcudbright 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

FRONT PORCH 5'7" x 5'1" (1.72m x 1.55m)

Laid out in tiles. Radiator. Wall mounted coat rack.

DOWNSTAIRS' HALLWAY (L-Shaped) 22'10" x 10'4" (6.98m x 3.17m)

Laid out in carpet. Storage cupboard and linen cupboard.

There is then a stairwell leading to the first floor accommodation.

LIVING ROOM 26'10" x 10'6" (8.20m x 3.24m)

Laid out in carpet. Patio doors leading out to the side garden. Radiator. Extra-large inset fireplace with brick hearth. UPVC double glazed windows to the front.

BEDROOM NO. 1 11'8" x 7'7" (3.57m x 2.32m)

Laid out in carpet. UPVC double glazed windows looking out to the rear. Radiator.

BEDROOM NO. 2 11'5" x 9'3" (3.50m x 2.84m)

Laid out in carpet. UPVC double glazed windows looking out to the front garden. Radiator.

BATHROOM 11'9" x 7'1" (3.60m x 2.18m)

Newly installed laminate flooring. Radiator. Shower unit. Floor to ceiling tiles on one and a half sides. Heated towel rail. Sink, cupboard and mirrored cupboard unit. Obscure pane uPVC double glazed windows to the rear.

BEDROOM NO. 3 11'8" x 10'11" (3.57m x 3.33m)

Laid out in carpet. Radiator. UPVC double glazed windows looking out to the front and a wardrobe here too.

DINING ROOM (just off the kitchen) 11'6" x 11'5" (3.52m x 3.48m)

Wood-effect laminate flooring. Large pane glass uPVC double glazed doors leading out to the rear decking area. Shelved storage cupboard.

KITCHEN 10'9" x 10'7" (3.28m x 3.23m)

Recently installed new kitchen. UPVC double glazed windows looking out to the rear. Tiled splash-backs to half height. Lamona hob. Integrated Lamona oven and grill. Integrated Lamona Fridge Freezer and Pull Out Larder. Shelved storage cupboard. Integrated Lamona dish-washer. Radiator.

Doorway leading through to the utility room

UTILITY ROOM 8'2" x 6'5" (2.50m x 1.97m)

Tiled flooring, vertical radiator. Two work surfaces with storage cupboards below. Stainless steel sink with hot and cold mixer. Plumbed in for washing machine. Storage for fridge.

Door leading into the garage and further door reading to outside rear garden

GARAGE 16'5" x 10'7" (5.01m x 3.24m)

Internal garage with lots of room, currently used for storage. Electrical supply internally.

First Floor Accommodation

MASTER BEDROOM 16'3" x 13'3" (4.69m x 4.04m)

Laid out in carpet. UPVC double glazed windows looking out to the front. Shower unit. Sink with hot and cold mixer. Tiled splash-backs. Three door wardrobe and a further storage cupboard.

UPSTAIRS HALLWAY (S-shape) (maximum width) 17'10" x 8'5" (5.45m x 2.57m)

Laid out in carpet. Two storage cupboards with shelves and clothes rail.

BATHROOM 7'7" x 4'11" (2.33m x 1.52m)

Suite of W.C., wash-hand basin, bath, Velux window, heated towel rail and two mirrored storage units.

STORAGE ROOM (coombed on two sides)

14'11" x 9'5" (4.56m x 2.87m)

BEDROOM/OFFICE (L-shape) 17' x 9'4" (5.186m x 2.85m)

Laid out in carpet. UPVC double glazed windows looking over the front.

OUTSIDE

There is a large area of decking to the rear. Raised vegetable garden and flower beds. Greenhouse. Wooden fencing on the boundaries with a brick wall on one side. Log store and shed. Area of lawn to the side of mature shrubs and trees.

BURDENS

The Council Tax Band relating to this property is E.

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 water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.





ENTRY

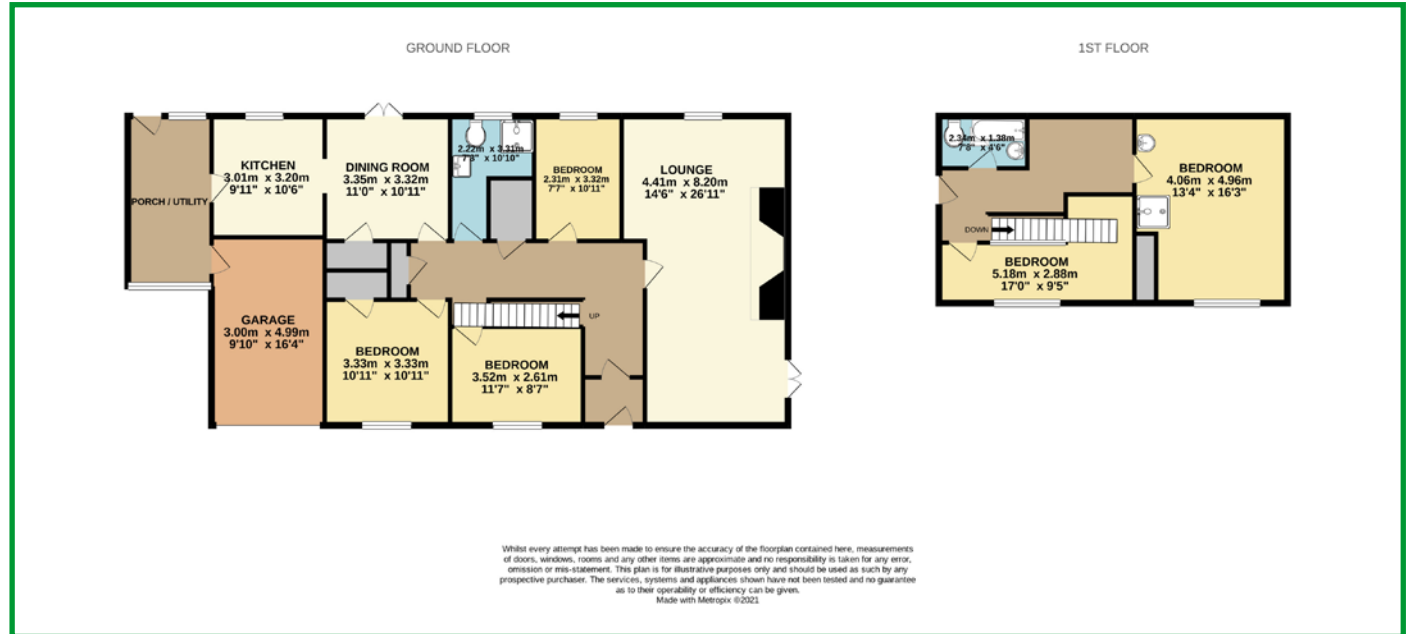
Subject to negotiation.

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: GJD/PL/BRADV02-01

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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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 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.

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