



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



13 BOURTREE CRESCENT

KIRKCUDBRIGHT DG6 4AX

Delightful and very spacious well-appointed bungalow convenient for the amenities of Kirkcudbright



Accommodation:

Front Porch
Hall
Sitting Room
Sun Room
Dining Room
Kitchen
Rear Porch
Utility Room
Shower Room
3 Bedrooms
Study
Bathroom

Garage. Level Garden.
Full uPVC DG. Gas CH.

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13 Bourtree Crescent is a delightful three bedroom bungalow. With generous well proportioned rooms, the property has a lovely ambience and viewers will appreciate the spacious feel throughout the home. It benefits from full uPVC double glazing, full Gas Central Heating, considerable built in storage, and a large utility room separate from the kitchen. Canadian Maple floors through most of the property are a particular feature.

This is a well-positioned property, a level walk away from the shops and other amenities of the town, and with an open aspect to the west near the entrance to St Mary's Isle Estate. Although the A711 public road lies immediately to the west, locals will appreciate that this is a very quiet section of road, as it leads to the small settlements of Dundrennan and Auchencairn.

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 2.33m x 1.83m 7'7" x 6'

The wooden exterior door has obscure glazed panels to either side and an obscure glazed panel above to provide natural light. Canadian Maple floor. An inner glazed door with two glazed panels to the side allowing borrowed light through, opens to:-

HALL 9.05m x 3.61m 29'8" x 11'10"

The character of this very spacious hall is enhanced by two curved walls near the front entrance. There is borrowed light from the attic through a glazed panel in the ceiling and Canadian Maple flooring. At the end of the hall nearest the kitchen is a deep full height shelved cupboard. At the southern end of the hall there are two further full height built-in cupboards, one housing the Sapphire pressurised hot water cylinder with slatted shelving above and the other with slatted shelving.

SITTING ROOM 5.45m x 4.83m 17'10" x 15'10"

This room enjoys excellent natural light with a west facing bay window and two south facing windows. There is an open fireplace with solid granite fire hearth stone. The fireplace is currently covered in plasterboard with a top skim of plaster, but was used previously and it is thought could be used again if desired. Two generous radiators with thermostatic controls. Central ceiling light and four wall lights. Canadian Maple flooring. Venetian blinds to the south facing windows. A glazed door opens from here to the sun room.

SUN ROOM 3.18m x 1.70m 10'5" x 5'6"

The sun room can be accessed directly from the sitting room or from the study. It has glazing to two walls with low level window ledge beneath allowing an outlook to the west. Hardwood floor.

DINING ROOM 4.23m x 3.86m 13'10" x 12'8"

With windows facing east and south. The dining room can be accessed directly from the kitchen or from the hall. Radiator with thermostatic control. Canadian Maple floor.

KITCHEN 4.73m x 3.91m 15'6" x 12'9"

Doors from the dining room or from the hall open to the kitchen. A further door leads through to the rear porch. The kitchen is well lit through two east facing windows and is fully fitted with built-in floor and wall units fitted with white doors with dark laminate work surface. These incorporate a four burner gas hob with cooker hood over and a New World double oven and grill. There is a dish-washer and generous fridge-freezer, both included in the sale if desired. To one corner of the room are two full height built-in cupboards, both of which are shelved with the larger cupboard measuring 2.41m x 0.89m (7'10" x 2'11"). Vertical blinds, wood-effect laminate floor.

REAR PORCH 2.53m x 1.06m 8'3" x 3'5"

The rear porch is accessed from the kitchen, has a front facing obscure glazed window and an exterior door with obscure glazed window to the upper part incorporating a letterbox. It has rose coloured floor tiles and a door opens to a full height shelved built in cupboard suitable for storing ironing board, cleaning materials, etc. A further door off the rear porch opens to:-

UTILITY ROOM 3.15m x 2.38m 10'3" x 7'9"

The utility room can be accessed from the rear porch and an exterior door leads from the utility room directly to the rear garden. This has a further window with obscure glazed panel to the side. The Alpha CD35C combi gas central heating boiler is situated here. There is a laminate work surface with built-in cupboard beneath and a sink. The washing machine will be included in the sale if desired, and there is space for a tumble dryer. Radiator with thermostatic control. Coat hooks. Red painted concrete floor.

SHOWER ROOM 2.40m x 2.39m 7'10" x 7'10"

Convenient for the two bedrooms listed below. Side facing obscured glazed window. The shower room is fully tiled with laminate floor. Very generous shower cabinet measuring approximately 117cm x 85cm fitted with a Mira mixer shower. The W.C. and wash-hand basin are both mounted on a vanity unit which runs the full length of one wall and incorporates useful shelving and storage space. The wash-hand basin is fitted with a mixer tap. Radiator with thermostatic control with towel rail over. Two built-in cabinets with mirrored doors.

BEDROOM 3.50m x 2.19m 11'5" x 7'2"

This room is currently suitable for a single bed as there are built-in units to one end designed to surround a bed providing hanging rails and shelving. There is also a built-in corner storage unit which can serve as a dressing table. A good sized window faces west, and there is mature foliage along the edge of the garden providing privacy to this bedroom. Radiator with thermostatic control. Canadian Maple floor.

MASTER BEDROOM 5.51m x 5.45m 18'1" x 17'10"

This very generous master bedroom has a bay window facing west towards St Mary's Isle and further natural light through a north facing window with an outlook over the garden. There are extensive built-in units along one wall with hanging rails, shelving and drawers, and also with display shelving. Canadian Maple floor. Two radiators with thermostatic controls.

STUDY 3.07m x 2.34m 10' x 7'8"

The study can be accessed from the master bedroom and a door leads from here directly to the sun room also. There is borrowed light from the sun room through a glazed panel to the upper part of the door and a generous glazed panel to the side. The study has shelving and space for a desk. Radiator with thermostatic control. Canadian Maple floor.

DOUBLE BEDROOM 5.46m x 3.54m 17'10" x 11'7"

This is another very generous bedroom with east facing bay window. There are built-in wardrobes along the whole of the end wall with hanging rails and shelving. Radiator with thermostatic control. Canadian Maple floor.

BATHROOM 3.97m x 1.63m 13' x 5'4"

Obscure glazed window facing to the side. Fitted with a suite of bath, wash-hand basin and W.C., all in pink and with pink tiling surround. Radiator with thermostatic control and heated chrome towel rail. Vinyl floor.





OUTSIDE

GARAGE 5.61m x 3.67m 18'4" x 12'

There is an "up and over" door to the front and a further pedestrian door to the side. This is adjacent to the back door leading to the rear porch and there is a covered area outside allowing easy access between these two doors. The garage has two generous windows to the rear, shelving to the side, electric power and light and red painted concrete floor.

GARDEN

The level garden is of a good size. To the front of the property there is a generous concrete area, both in front of the garage and to one side of it, providing a good sized area for parking. A graveled path runs along the whole of the front of the house and along the front there are also well established bedding areas and lawn. Continuing down the south-side of the house there is a further lawn and well established shrubs. A gate in a trellised fence leads through to the west garden, which is again mainly laid to lawn with well-established shrubs and perennials.

The gravel path continues right round the house, with lawn adjacent to it and then bedding areas on the edge of the garden. To the north of the house and adjacent to the rear of the garage and utility room is a patio area with wall surrounding providing a sheltered and private area for "al fresco" dining. There is a wooden shed here also. Towards the northern end of the garden a gate provides access to the main road opposite Castledykes Road and the entrance to St Mary's Isle Estate. There is a concrete path along the north of the house.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The property is served by mains water, mains electricity, mains gas and mains drainage.

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

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: SAK/PL/NEDDR01-05



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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