



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents



# ROSELEA,

3 BOURTREE CRESCENT, KIRKCUDBRIGHT,  
DG6 4AX

**Well presented, detached bungalow located in a quiet sought after location in the town of Kirkcudbright.**

**Accommodation:**

Entrance Porch  
Hallway  
Front Reception Room  
Rear Reception Room  
Conservatory  
Kitchen  
Utility Room

Box Room  
Bathroom  
W.C.  
2 Bedrooms

Substantial Partly Floored Attic

**Outside:** Garage; Gardens



Roselea is a well-proportioned 2 bedroom detached bungalow offering flexible accommodation set within a beautiful garden with a variety of shrubs and plants yet a short walk or drive away from 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.

The property is entered by way of a uPVC double glazed front door from the front garden into an entrance porch.

#### ACCOMMODATION

Accessed from the front garden via covered porch area leading to-

##### Entrance Porch **1.79m x 1.20m**

Entered via UPVC double glazed door. Tiled floor. Coat hooks. Ceiling light and wooden leaded glazed door leading to the hallway.

##### Hallway **6.63m x 1.83m (at its widest)**

Light bright wide hallway with doorways leading off to all the main rooms in the house. Solid wood mahogany flooring. Radiator with thermostatic valve and shelf above. Ceiling light. Loft access hatch. Built-in cupboard with shelving from floor to ceiling.

##### Front Reception Room **4.16m x 4.01m (to middle of bay window)**

Wooden door leading from the hall. Large uPVC double glazed bay window with deep sill to front and curtains above. Recessed alcove with shelving and cupboard beneath. Marble fireplace with wooden painted surround. Wall light and ceiling light. Fully carpeted, solid wood floor. Radiator with thermostatic valve with shelf above. Set of double doors opening into the rear reception room which makes this interconnecting space an ideal room for entertaining.



##### Rear Reception Room **5.92m x 3.88m (at its widest)**

Doors leading to this lovely bright room from both the hallway and front reception room. Large UPVC double glazed bay window with deep sill overlooking the rear garden. Curtains and pelmet above the window. UPVC double glazed leaded doors through to the conservatory. This is fully carpeted. There is a telephone point and aerial point. Ceiling and wall lights. Cornicing.

##### Conservatory **3.95m x 2.73m**

Accessed directly from the rear reception room. Tiled floor. Electric Dimplex heater. This light space has French doors leading out to a paved patio area and the wonderful garden which provides an abundance of colour from its well-stocked flower borders.

##### Kitchen **4.72m x 3.53m**

Accessed off the main hallway via a wooden obscure glazed door. Solid wood fitted kitchen with formica work surfaces, and tiled splash back. Stainless steel one and a half bowl sink with drainer. There is a built-in Zanussi gas hob and built-in Zanussi oven with extractor hood above. Two large uPVC double glazed windows overlooking the rear garden. Ceiling spotlights. Extractor fan. Integrated boiler Cupboard. Large shelved pantry with folding door. Radiator with thermostatic valve. UPVC double glazed door leading to -

##### Utility Room **4.29m x 1.84m**

Tiled floor. Large uPVC double glazed windows to front and side. Fitted kitchen cupboards with marble-effect formica work surfaces. Stainless steel sink with taps and tiled splash-back. Two inner obscure glazed windows. UPVC double glazed door leading directly to the garden. Plumbing for washing machine. Ceiling lights.

##### BOX ROOM **1.79m x 1.59m**

Fully carpeted. Radiator with thermostatic valve. Porthole style leaded single glazed window. Large built-in double cupboard with sliding doors and hanging rail with two further cupboards at ceiling height. This space may allow access for future development of the substantial attic area subject to appropriate Planning Consents.

##### FRONT BEDROOM **4.02m x 4.16m (to middle of bay window)**

Large bright front double bedroom with bay uPVC double glazed window and deep sill. Two large cupboards, one with hanging rail and shelving and one which is fully shelved. Large free standing wardrobe. Radiator with thermostatic valve. Wall lights. Curtains and pelmets.



##### Bathroom **2.54m x 1.86m**

White suite of sink, w.c. and bath with mains shower above with tiled splash back. Remaining walls are tiled to shoulder height. Internal obscure glazed window. Radiator with thermostatic valve. Large mirror. Electric heater. Mirrored bathroom cabinet. Towel rail. Extractor fan and ceiling light. Large airing cupboard housing hot water tank with shelving.

##### REAR BEDROOM **3.01m x 3.12m (to the front of the built-in cupboards) (widening to 3.61m)**

Fully carpeted. Small corner bay uPVC window overlooking the rear garden. Radiator with thermostatic valve with shelf above. Two large built-in cupboards with hanging rail and shelf with two further cupboards above at ceiling height. Ceiling light.

##### W.C.

Fully carpeted and tiled to chest height. White sink with taps and white w.c., with internal uPVC double glazed obscure glazed window into the utility room with curtains above. Ceiling light. Extractor fan. Towel rail. Shelf.

##### Outside

##### Gardens

Roselea has a wonderful, mature gardens, mainly laid to lawn with a variety of mature shrubs such as Azaleas, Buddleias, Lilies, Geraniums, Rhododendrons, making it a wonderful haven for butterflies. There is also a rockery pond with lily pads and lilies.

To the rear of the garden there is a paved patio area and path leading along the perimeter of the property surrounded by further mature flower beds climbing roses and clematis. Drying area with whirligig.

##### GARAGE **6.16m x 3.30m**

Up and over garage door to the front. UPVC double glazed window to the rear. Fixed worktop and shelving along with fitted kitchen cupboards for storage. Wooden doorway leading to the rear garden. Power.

##### BURDENS

The Council Tax Band relating to this property is a Band F





#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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](http://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 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto: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 332 057.

Ref: SAK/PL/WHYTS01-04

**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.

**[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)**

