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WILLIAMSON
& HENRY
Solicitors & Estate Agents



1 THE CROFTS

KIRKCUDBRIGHT, DG6 4AS

A lovingly restored bungalow set on a corner site in walk-in condition within established residential area and level walking distance of the town centre and all facilities. The property is in excellent decorative order throughout and benefits from UPVC double glazing, UPVC fitted window shutters, modern fitted kitchen and bathroom and landscaped garden grounds for ease of maintenance. The property must be viewed to be fully appreciated.



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Accommodation:

Ground Floor:

Hall with walk-in
Cupboard
Side Rear Hall with walk
in Cupboard
2 Bedrooms
Bathroom
Living Room/Dining Room
Dining Kitchen

2 Attic Store Rooms

Gardens
Garage

Double Glazing; Gas
Central Heating; Air
conditioning



1 The Crofts would originally have been constructed in the 1970s and has benefited from recent renovation and refurbishment. The property now presents as a tastefully finished, warm, bright and contemporary home.

The property sits in a popular residential area convenient for the town centre of Kirkcudbright. A pleasant harbour town situated on the banks of the River Dee, Kirkcudbright is a very active community and has a wide range of amenities available. These include primary and secondary schools, both of which enjoy an excellent reputation, a wide variety of shops, library, health centre and cottage hospital.

The town is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries including the recently refurbished Kirkcudbright Gallery. 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".

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The Solway is also a popular yachting destination and Kirkcudbright has highly rated berthing facilities.

ACCOMMODATION

HALL **4.69m at longest x 2.07m at widest**

UPVC double glazed entrance door with matching double glazed side screens leading to hall. Radiator. Oak wood flooring throughout. Oak wood skirting's, facings, door surrounds and doors. Smoke alarm. Mini air conditioning unit.

CUPBOARD **0.97m x 0.89m**

Walk-in cloaks cupboard with shelving and coat hooks.

SIDE REAR HALL

Wall mounted thermostat. Walk-in shelved cupboard with wall mounted Drayton digital central heating controller.

BEDROOM 1 **4.43m x 3.28m**

UPVC double glazed window with fitted UPVC window shutters. Radiator with thermostatic valve. Built-in wardrobe with double doors, shelving and hanging rail. TV Aerial Point.

BATHROOM **2.32m x 2.09m**

UPVC double glazed window to rear with roller blind. Modern suite of WC, wash hand basin and bath with Matki mains shower overhead with respect splash back and curved shower screen. Remaining walls are fully tiled. Contemporary chrome curved towel radiator. Chrome mirrored medicine cabinet. Low voltage downlighters.

BEDROOM 2 **3.34m x 3.06m**

UPVC double glazed window to rear with fitted UPVC window shutters by Sanderson's. Radiator with thermostatic valve. Built-in wardrobe with double doors, fitted shelving and hanging rail. Telephone point. TV Aerial Point.

LIVING ROOM/DINING ROOM

Living Room **5.19m x 3.88m (4.79m into bay window)**

UPVC double glazed bay window to front with fitted UPVC window shutters. LED

down lighters. TV point. Gasco gas fired log effect stove set on an Italian marble plinth with marble backing. Telephone point. Radiator with thermostatic valve.

Dining Room **3.35m x 2.80m**

LED Downlighters. UPVC double glazed window to rear with UPVC fitted window shutters. Radiator with thermostatic valve.

KITCHEN **3.35m x 3.34m**

Modern fitted wall and floor units in oak by Andersons Joinery with dark marble effect formica work surfaces. Stainless steel sink with single drainer. Karndean Flooring. UPVC double glazed window to rear. UPVC double glazed door to south facing rear garden. Smeg 5 ring cooker with gas hob and electric oven. Brushed steel splash back. Contemporary chimney hood. Bosch Fridge Freezer. Beko Dishwasher. Low voltage downlighters. Tiled splash backs. Radiator with thermostatic valve.

ATTIC ROOMS

Ramsay ladder to attic.

ATTIC STORE ROOM 1 **4.94m x 3.51m**

Laminate floor. Coombed ceiling. Velux window to rear facing south with wide window shelf Built-in storage cupboards with shelving and hanging rail. Access hatch to side lofts. Access to Envirovent air conditioner unit.

ATTIC STORE ROOM 2 **4.46m x 2.82m in the main**

Laminate floor. Coombed ceiling. South facing velux window with wide window shelf.

OUTSIDE

GARDENS

Monoblock driveway and hard standing for multiple car parking to the front. Hard landscaped gardens to front, side and rear laid to gravel with extensive decorative paving, raised beds with colourful year round display of shrubs, perennials, etc. To the rear there is fully enclosed attractive hard landscaped south facing rear garden with Indian paving, extensive decorative paving, paved patios, gravel interspersed with raised flower beds and borders. Rotary clothes dryer.

GARAGE **6.04m x 2.76m**

UPVC storm door to rear. UPVC double glazed window to side. Up-and-over garage door. Wall mounted electric switchgear/consumer unit. Water tap. Indesit Washing



Machine. Compact Hotpoint tumble-drier. Gas meter. Navien 34kw wall-hung gas combi boiler.

BURDENS

The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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).

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

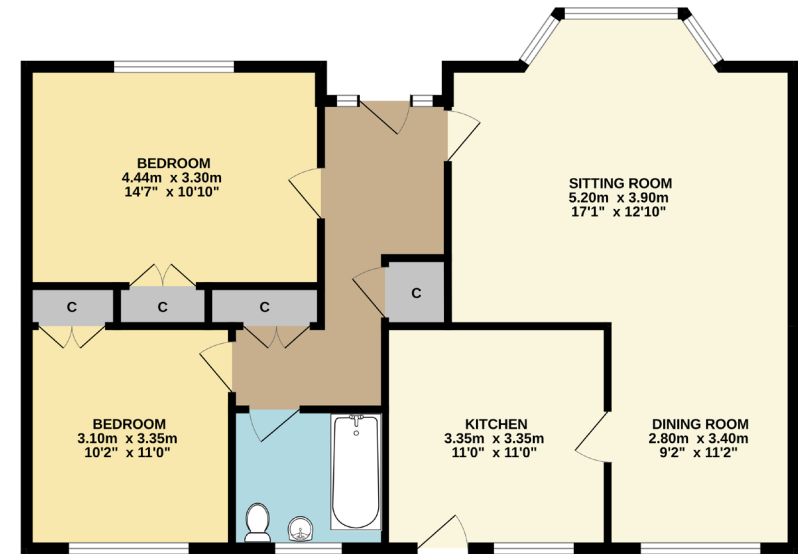
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/ELW0V02-01





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets 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
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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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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