



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 17 MERSE AVENUE,

KIRKCUDBRIGHT, DG6 4RN

Well-proportioned Semi-detached bungalow located in quiet residential location.



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

## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Kitchen  
Dining Room  
Sun Room  
Wet Room  
2 Double Bedrooms

### Attic Floor:

Landing  
2 Attic Rooms

Front & Rear Garden  
Off Street Parking  
Garage



17 Merse Avenue is a well-proportioned, spacious, semi detached bungalow which would be well suited to a number of different buyers. The property benefits from a large rear garden and off street parking.

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

Entered via paved path from front garden through obscure glazed uPVC double glazed door into:-

#### ENTRANCE VESTIBULE 1.82m x 0.83m

Coat hooks. Fitted carpet. Wooden glazed door leading to reception hallway with curtain pole and curtains above.

#### RECEPTION HALLWAY 4.12m x 2.30m at widest, narrowing to 1.06m

Spacious reception hallway with doors leading off to all ground floor accommodation. Fitted carpet. Radiator with thermostatic valve. Doors leading off to all ground floor accommodation. Under stair storage cupboard. Smoke alarm. Ceiling light.

#### SITTING ROOM 4.57m x 3.66m

Accessed directly from the dining room and reception hallway. Good sized bright spacious sitting room with fitted carpet. Fyfestone feature fireplace with electric flame effect fire. Built in TV shelving. uPVC double glazed window to rear with roller blind and curtains above. BT telephone point. Ceiling light. Ceiling cornice. Radiator with thermostatic valve. Door leading to -

#### KITCHEN 3.78m x 2.65m

Front facing kitchen with solid wooden fitted kitchen units. Laminate work surfaces. Tiled splash backs. Integrated electric oven and electric hob. Plumbing for washing machine. Oil fired boiler. Cupboard housing electric meter and fusebox. uPVC obscure glazed door to side. Space for under counter fridge-freezer. Shelved pantry cupboard providing additional ample storage. Fluorescent strip light. Smoke alarm and heat sensor.

#### DINING ROOM 3.57m x 3.05m

Can be accessed directly from the reception hallway and from the sitting room. Wood effect laminate flooring. Radiator with thermostatic valve. Fifteen pane glazed door leading to sitting room. Wooden door leading to reception hallway. uPVC double glazed sliding door with curtain track and curtains above leading to sun room. Carpeted staircase leading to attic level. Step down into sun room.

#### SUN ROOM 3.76m x 2.32m

Slate effect ceramic tiled floor. uPVC double glazed windows on three walls with roller blinds above. Wall lights. Door leading out to rear patio.

#### WETROOM 1.81m x 1.78m

Anti-slip vinyl flooring. Walk in wet room shower with AKW electric shower with shower curtain track and curtain. Radiator with thermostatic valve. Respatex shower panelling on all walls. Wooden panelled ceiling. Obscure uPVC double glazed window to rear with roller blind above. Coloured suite of wash hand basin and WC. Ceiling light. Fixed bathroom wall cabinet. Extractor fan.

#### DOUBLE BEDROOM 1 3.79m x 3.04m

Good sized, front facing. Fitted carpet. Ample natural light from uPVC double glazed window with roller blind, curtain track and curtains above. Built in wardrobe with hanging rail.

#### DOUBLE BEDROOM 2 3.80m x 3.36m

Spacious, rear facing double bedroom overlooking garden. Fitted carpet. uPVC double glazed window with roller blind, curtain track and curtains above. Radiator with thermostatic valve. Ceiling light. Ceiling cornice.

#### Attic Floor Level:

#### LANDING

Storage cupboard with hanging rail. Ceiling light. Smoke alarm.

#### ATTIC ROOM 1 (right) 3.56m under eaves x 3.32m

Wooden velux window to rear. Ceiling light. Heavily coombed ceiling. Radiator with thermostatic valve. Door leading to attic space.

#### ATTIC ROOM 2 3.70m x 3.56m under eaves

Large velux window to rear. Heavily coombed ceiling. Under eaves storage. Radiator with thermostatic valve.

#### OUTSIDE

#### GARDENS

The front garden is mainly laid to gravel, bordered by stone wall with mature rose bushes. Oil tank to front. Driveway providing ample off street parking to side. Wooden garage. Exceptionally large rear garden with slabbed patio area, large wooden shed, further gravelled area stocked with mature shrubs and fully fenced on all sides.

#### BURDENS

The Council Tax Band relating to this property is B.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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. Oil fired central heating.

#### ENTRY

Subject to negotiation.

#### HOME REPORT

A home report has been prepared for this property and can be obtained by contacting the office.



## 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](mailto:property@williamsonandhenry.co.uk)).

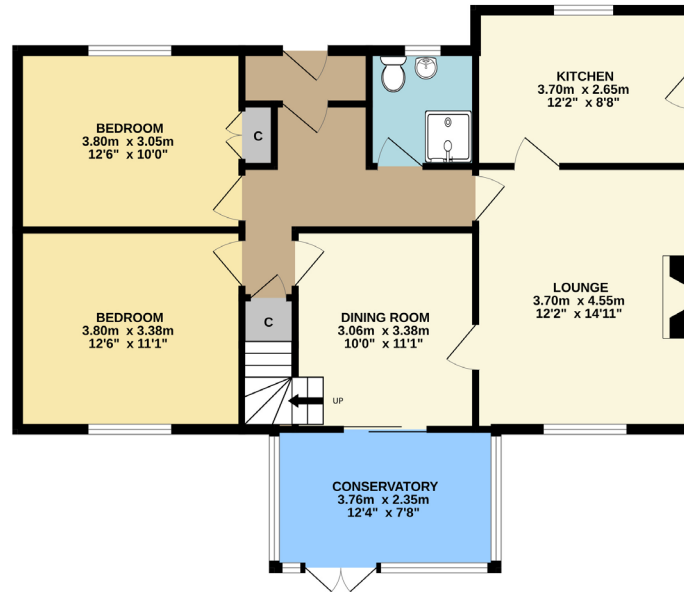
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

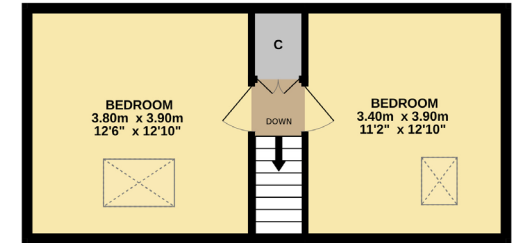
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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