



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



52 CASTLEDYKES ROAD

KIRKCUDBRIGHT, DG6 4AW

Spacious 3 bedroom semi-detached house situated in a popular residential area of Kirkcudbright.



Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Kitchen
Bathroom
Sun Room

First Floor:

Landing
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3

Outside:

Front and Rear Garden
2 Wooden Sheds
Off Street Parking

uPVC double glazing throughout. Gas central heating. Woodburner.

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52 Castledykes Road is a spacious, well-presented semi-detached 3 bedroom family home offering well proportioned, light, bright, spacious accommodation throughout.

This well positioned home is situated in a popular residential area of Kirkcudbright with easy local access to Kirkcudbright town centre with Kirkcudbright Academy and Primary School, swimming pool, community centre and squash courts within a short walk.

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

Accessed via a paved path from the front garden through a UPVC double glazed door.

ENTRANCE HALLWAY 2.85m x 1.83m

Bright, spacious entrance hallway with doorways opening off to both the bathroom and sitting room. Fitted carpet. Coat hooks. Window overlooking front garden. Radiator. Large walk in cupboard housing gas boiler. Wall mounted RCD fusebox. Smoke alarm and Carbon monoxide alarm. Heat sensor/thermostat. Ceiling light. Carpeted staircase leading to first floor level. Door leading to:-

BATHROOM 2.78m x 1.67m

Suite of white wash hand basin, W.C. and bath. Electric shower above with shower rail and curtain. Respatex shower paneling. uPVC obscure glazed tilt and turn window with curtain track and curtains above. Tiled splash back. Dimplex extractor fan. Wall mounted Dimplex fan heater. Fitted bathroom cabinet. Ceiling light. Vinyl flooring.

SITTING ROOM 5.91m x 3.54m

Bright, spacious sitting room which runs the full depth of the property with ample space for a separate dining area. uPVC double glazed window to front and rear. Cast iron wood burning stove set on heavy duty steel hearth. 2 ceiling lights. TV aerial points. 2 Radiators. Smoke alarm and Carbon monoxide alarm. Fitted Carpet. 15 pane wooden glazed door leading to:-

KITCHEN 2.82m x 2.43m

Beech effect fitted units with laminate work surface. Tiled splash backs. Dimplex wall mounted fan heater. Coat hooks. Fluorescent strip light. Heat alarm. uPVC double glazed window to side. Stainless steel sink with drainer. Washing machine and gas cooker plumbed in and included. Space for tumble dryer and fridge. Fitted Carpet. uPVC double glazed door leading out to:-

SUN ROOM 2.56m x 3.30m

Newly installed sun room. Tile effect vinyl flooring. uPVC double glazed windows on 3 walls. Ceiling light.

First Floor Accommodation

Carpeted staircase leading to first floor level.

LANDING 3.58m x 1.84m

uPVC double glazed window. Curtain track and curtains. Loft access hatch. Doorways leading off to all 3 bedrooms. Ceiling light. Smoke detector.

DOUBLE BEDROOM 1 3.99m x 2.67m

Good sized double bedroom with panoramic outlook to rear garden. Fitted carpet. Radiator. uPVC double glazed window. Curtain track and curtains. Ceiling light. Carbon monoxide alarm.

DOUBLE BEDROOM 2 3.97m x 3.76m

Fitted carpet. uPVC double glazed window. Curtain track and curtains. Ceiling light. Radiator.

DOUBLE BEDROOM 3 2.84m x 2.38m

Bright and airy front facing double bedroom. uPVC double glazed window. Fitted wardrobe. Ceiling light. Fitted carpet. Radiator.

Outside

The front garden is mainly laid to lawn bordered by well stocked flower beds. To one side is an off street parking area, providing ample parking for more than one car. Outside tap.

The rear garden can be accessed via a paved path from the front of the property as well as directly from the sun room. This well sheltered garden area is mainly laid to lawn with raised vegetable beds. Greenhouse and large wood store.

There is a large wooden workshop with power and lighting with a smaller wooden shed located behind this providing useful additional storage.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

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

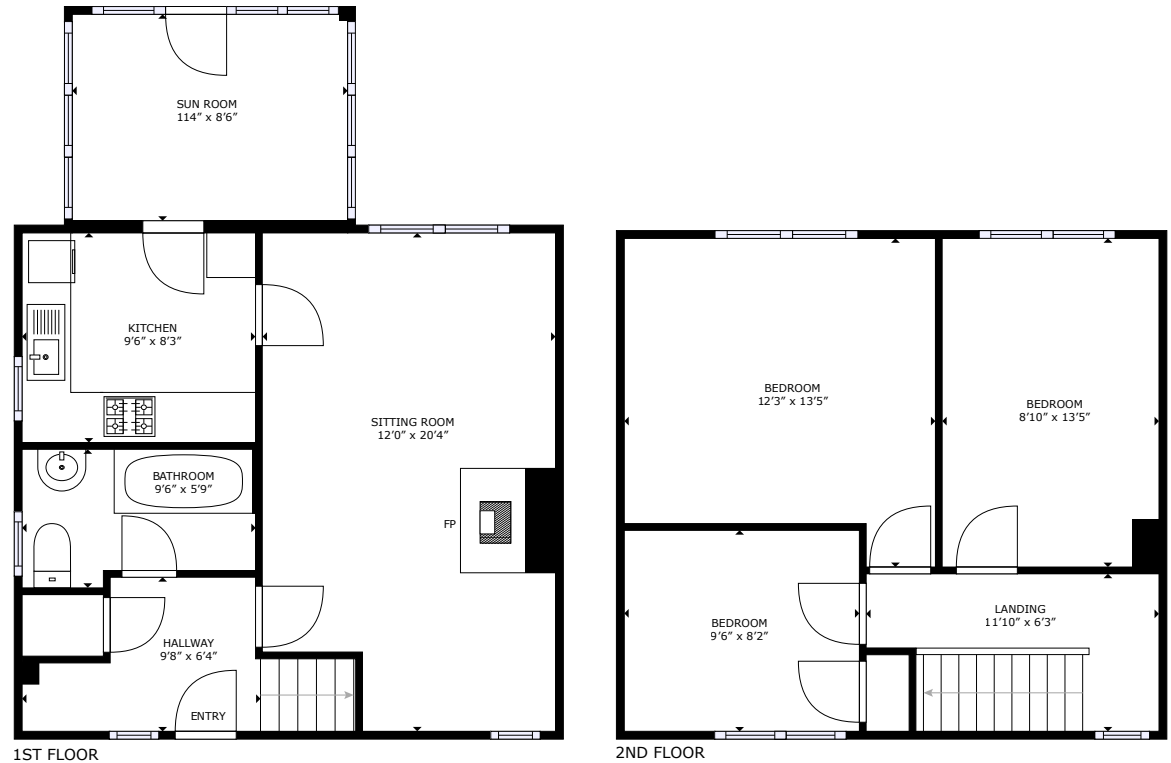
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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.

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

Ref: SAK/LNM/GOODR01-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

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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