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& HENRY
Solicitors & Estate Agents



16 ROSSWAY ROAD

KIRKCUDBRIGHT, DG6 4BS

Well-presented 4 bedroom detached home located in a quiet residential location whilst being close to all local amenities.



Ground Floor:

Reception Hallway
Lounge/Dining Room
Garden Room
Kitchen
Utility Room
Double Bedroom 1
En-suite
Double Bedroom 2
Bathroom
Double Bedroom 3
En-suite
Bedroom 4 / Office

Outside:

Garage
Garden

Nordan doors and windows.
Gas Central Heating.

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16 Rossway Road is a well presented detached family home located in a quiet residential location close to all local amenities. This spacious property has bright, well-proportioned reception rooms with the bedrooms located at the far end of the property ideal for modern family living.

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 from the front garden via paved path through a wooden stain glass glazed door into:-

RECEPTION HALLWAY 3.52m x 1.37m lengthens to 5.65m x 1.04m

Spacious reception hallway with wooden flooring. 2 Built in cupboards with hanging rail and shelving and coat hooks. Smoke alarm. Ceiling cornicing. 2 ceiling lights. Loft access hatch. Internal glazed window from reception hallway to sitting room. Doors leading off to all main accommodation

LOUNGE/ DINING ROOM 4.22m x 6.98m narrowing to 2.90m x 5.08m

This bright wonderful reception room, is at the heart of the house and provides ample space for entertaining with the partial vaulted ceiling providing an added sense of space. There is ample natural light from 2 Velux windows (with built in remote control blinds), 2 double glazed windows to front and 2 double glazed windows to side. Gas fired living flame effect fire sat with marble hearth, and surround with mantle above. Nordan double glazed door opening out to front patio area with vertical blinds, curtain pole and curtains above. TV aerial point. IVAR thermostat. Internal wooden Nordan double glazed doors opening into:-

GARDEN ROOM 4.10m x 3.08m

A relatively recent addition to the property is this delightful garden room with wrap round Nordan triple glazed windows providing an abundance of natural light and doors which open out to sheltered patio area – ideal for alfresco dining. Electric underfloor heating allows this room to be used all year round. Oak effect laminate flooring. Built in storage benches providing useful additional storage and seating. Vertical blinds. Architectural window. TV aerial point. IVAR thermostat. Ceiling light. Wall lights.

KITCHEN 3.89m x 1.52m lengthening to 5.30m (front of kitchen units)

Wooden 10 pane glazed door from lounge / dining room leading into generous L shaped dining kitchen. The well-proportioned kitchen has ample storage from a range of fitted kitchen units. Laminate work surfaces. Tiled splash backs. Neff gas hob with stainless steel chimney style extractor hood above. Neff integrated microwave and ovens. Integrated fridge-freezer. Integrated Neff dishwasher. Stainless steel 1 ½ bowl sink with mixer tap above. 3 Nordan double glazed windows overlooking rear garden with roller blinds above provide additional natural light. Large built in pantry cupboard. Recessed LED ceiling spotlights. IVAR thermostat. Door leading Utility room and 10 pane glazed wooden door leading from kitchen into hallway.

UTILITY ROOM 3.06m x 2.35m

Accessed directly from the kitchen and the rear garden is a good sized utility room. Built in kitchen unit providing useful additional storage with laminate work surface. Plumbing for washing machine. Tile effect vinyl flooring. Built in shelving. Nordan window to rear. Stainless steel sink with mixer tap above. Worcester gas fired boiler. Space for tumble dryer. Wooden glazed door leading to rear garden. Coat hooks. IVAR thermostat. Recessed ceiling spotlights. Extractor fan.

DOUBLE BEDROOM 1 3.55m x 2.81m widening to 3.53m

Bright double bedroom with 2 picture windows to front. Roller blinds, curtain poles and curtains. Large wardrobe with mirrored sliding doors. Hanging rail with shelving above. IVAR thermostat. Ceiling spotlights. Fitted carpet. Door leading into:-

EN-SUITE

Good sized contemporary shower room. White W.C. and bidet inset into built in vanity unit. White wash hand basin with mixer tap. Obscure glazed window to front with roller blind above. Large walk in shower cubicle with mains monsoon rainfall shower head. Tiled to waist height. Extractor fan. Ceramic tiled floor. Recessed LED ceiling spotlights.

DOUBLE BEDROOM 2 2.80m (front of wardrobe) lengthening to 3.57m x 2.95m

Built in wardrobe with mirrored sliding doors. Double glazed window with roller blind, curtain pole and curtains above overlooking rear garden. IVAR thermostat. Ceiling light. Fitted carpet.

BATHROOM 1.92m x 2.50m

Good sized family bathroom. Suite of white W.C. and wash hand basin built into beech effect vanity unit with built in cupboard. Tiled splash backs. Fitted mirror. Obscure glazed window to rear with roller blind above. White Jacuzzi bath with mixer tap and shower above. Electric chrome heated towel rail. Extractor fan. Recessed LED ceiling spotlights. IVAR thermostat. Ceramic tiled floor.

DOUBLE BEDROOM 3 3.19m x 2.99m widening to 6.20m narrowing to 1.00m 1.32m x 1.87m (wardrobe area)

Good sized master bedroom. Fitted carpet. 2 double glazed windows to rear. Curtain pole and curtains above. Roller blinds. 2 large built in wardrobes with sliding doors, hanging rail and shelving. Ceiling light in main bedroom area with Recessed ceiling spotlights in the dressing room area. IVAR thermostat. Door leading into:-

EN-SUITE 2.59m x 2.12m

Suite of white bidet, W.C. and wash hand basin inset into built in vanity unit. Tiled splash backs. Xpelair extractor fan. Obscure glazed window to rear with roller blind above. Walk in shower cubicle with mains shower above. Respatex wall paneling. Electric heated towel rail. Vinyl.

BEDROOM 4 / OFFICE 2.71m x 2.39m

Currently used as a home office but could also be used as a bedroom. Double glazed window to rear. Roller blind above. Built in wardrobe with shelving. IVAR thermostat. Ceiling light. Fitted carpet



Outside

At the front of the property to one side is a gravel drive way providing parking for a number of cars and providing access to the garage. Immediately to the front of the house is large lawn area bordered with a well-stocked flower bed. A gravel path leads from the drive way to the front door. Outside lights.

To the rear of the property is a beautiful garden area with large patio area laid to flagstones which can be accessed directly from the garden room and utility room. Beyond the patio is a well laid out terraced garden area mainly laid to lawn but bordered by a number of flowerbeds that are well stocked with perennials and shrubs providing colour all year round. 2 Outside taps. Outside power supply.

GARAGE

Good sized garage with up and over door. 2 power points. Concrete floor. Light. Rear pedestrian door to rear garden.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band 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 our 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).

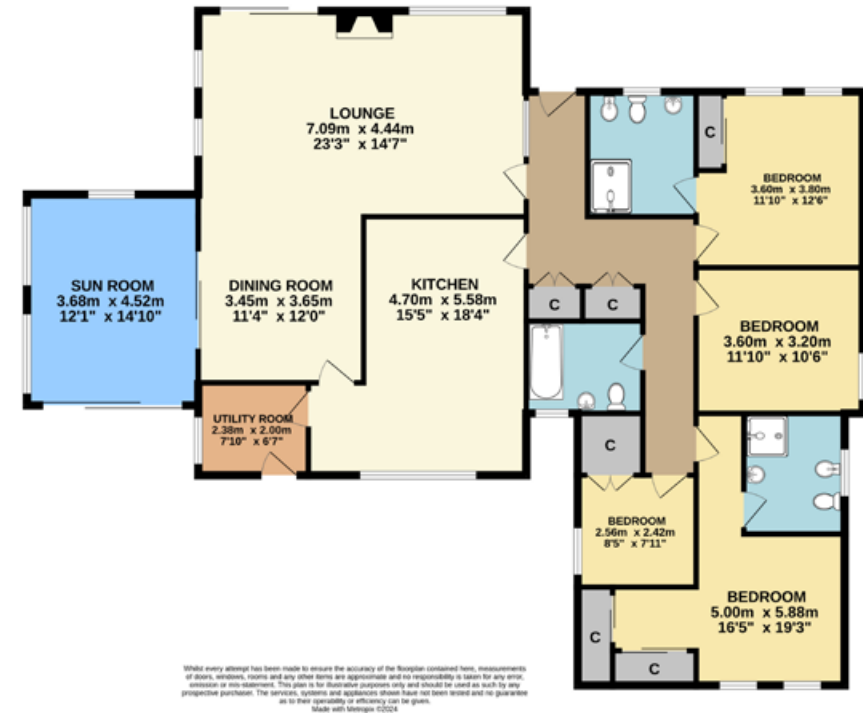
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/CATCM01-01



GROUND FLOOR



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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