



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



BRAEDOON

2 MILLHALL, BORGUE, KIRKCUDBRIGHT, DG6 4TQ

A well appointed three bedroomed bungalow in coastal residential development near Kirkcudbright, enjoying an elevated outlook with views over the Dee Estuary at Dhoon Bay towards Kirkcudbright and to the Galloway hills beyond.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Bathroom
3 Double Bedrooms (1 with ensuite)
Sitting Room
Dining Room
Kitchen
Utility Room
W.C.
Rear Hallway

Outside:

Garage. Driveway.
2 Greenhouses.

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Braedoon, 2 Millhall, Borgue is a well presented detached 3 bedroom bungalow enjoying a stunning panoramic view across the Solway Firth. The coastal development of 'Millhall' is located within 4 miles of the former county town of Kirkcudbright enjoying an excellent outlook with sea views across the Dhoon Bay towards Kirkcudbright and the distant hills beyond. The property is in excellent decorative order and benefits from uPVC double glazing, oil fired central heating and sea views from all main rooms.

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 steps leading from the front garden through a uPVC obscure glazed door into:

ENTRANCE VESTIBULE **1.47m x 1.54m**

uPVC double glazed window to front with Roman blind above. Ceiling light. Radiator with thermostatic valve. Yorkstone tiled floor. Wooden obscure glazed door with wooden obscure glazed side panels leading into:-

RECEPTION HALLWAY **7.91m x 1.16m (narrowing to 1.48m x 3.88m)**

Bright and spacious 'T' shaped hallway. Radiator with thermostatic valve. 2 Ceiling lights. Ceiling cornicing. Loft access hatch. 2 Smoke alarms. Built-in cupboard with shelving. Yorkstone tiled floor. Doorways leading off to all main accommodation.

BATHROOM **2.22m x 2.61m**

Good size family bathroom with Suite of White W.C., wash hand basin and corner bath with tiled splashbacks. UPVC obscured double glazed window to rear. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Tiled floor.

DOUBLE BEDROOM 1 **3.58m x 3.86m**

uPVC double glazed window to front with curtain pole providing natural daylight. Radiator with thermostatic valve. Ceiling cornicing. Ceiling light. 2 built-in wardrobes with hanging rail and shelving providing useful additional storage. Carpet.

DOUBLE BEDROOM 2 **2.93m x 4.26m (narrowing to 3.55m)**

uPVC double glazed window to front with curtain pole providing natural daylight. Radiator with thermostatic valve. Ceiling cornicing. Ceiling light. Built-in wardrobe with shelving. Carpet.

DOUBLE BEDROOM 3 WITH ENSUITE SHOWER ROOM **4.23m x 3.83m**

Good size double bedroom with ensuite shower room overlooking the front garden. uPVC double glazed window with curtain pole providing additional natural light. Ceiling light. Radiator with thermostatic valve. Carpet. Wooden obscure glazed door leading into:-

ENSUITE SHOWER ROOM **1.12m x 2.78m**

White wash hand basin and W.C. Shower cubicle with Mira excel main shower and built-in seat. Fitted bathroom cabinet. Radiator with thermostatic valve. uPVC obscure glazed window to side. Ceiling light. Ceiling cornicing. Extractor fan. Towel rail. Tiled from floor to ceiling. Vinyl floor.

SITTING ROOM **5.11m x 4.49m**

Front facing reception room with an abundance of natural light and enjoying a magnificent view across Dhoon Bay. French sliding door leading out to garden with curtain pole. 2 Radiator with thermostatic valves. Ceiling cornicing. Ceiling light. TV aerial point. Carpet.

DINING ROOM **4.48m x 3.23m**

Entered through obscure glazed wooden door with wooden obscure glazed side panels. This well-proportioned room benefits from an abundance of natural light from the large uPVC double glazed picture window overlooking the garden to the rear. This well-appointed dining room enjoys an uninterrupted view out across the garden and Dhoon Bay. Radiator with thermostatic valve. Ceiling cornicing. Ceiling light. Wood effect laminate floor.

KITCHEN **4.40m x 3.50m**

Spacious kitchen with a range of fitted kitchen units with laminate work surface and built-in shelving. Tiled splashbacks. Stainless steel sink with mixer tap and drainer to side. Bosch electric hob. Hotpoint built-in double oven. uPVC double glazed picture window with view out across the garden and Dhoon Bay. Ceiling cornicing. Recessed LED ceiling spotlights. Radiator with thermostatic valve. Space for dining table and chairs. Ceramic tiled floor. Doorway leading into:-

UTILITY ROOM **2.34m x 2.66m**

Fitted kitchen sink unit. Stainless steel sink with mixer tap above and drainer to side. Tiled splashback. uPVC double glazed picture window with view out across the garden and Dhoon Bay. Space for freestanding fridge freezer. Plumbing for washing machine. Radiator with thermostatic valve. Ceiling cornicing. Ceiling light. Drayton hot water and heater controller. Ceramic tiled floor. Doorways leading to rear hallway and W.C.

REAR HALLWAY **1.18m x 2.40m**

Ceiling light. Ceiling cornicing. Coat hooks. Vinyl floor. Sliding door into garage. uPVC double glazed door leading out to garden. Sliding door into garage.

W.C. **2.32m x 1.10m**

White wash hand basin and W.C. ceiling cornicing. Ceiling light. Radiator with thermostatic valve. Internal glazed window into utility room. Ceramic tiled floor.

GARAGE **3.00m x 8.50m (at longest, narrowing to 6.02m)**

Built-in coat hooks. Up and over door. Ceiling light. Electrics. Built-in wall units. uPVC double glazed window to side. Built-in shelving and work bench. Further uPVC double glazed window to rear. Worcester boiler. Fuse box and electric meter. Concrete floor.

OUTSIDE

Enclosed Front Garden

To the front of the property is an extensive concrete driveway providing parking for a number of vehicles and giving access to the garage. There is large formal front lawn with well stocked flower beds housing a variety of mature shrubs including Azaleas and Rhododendrons. A concrete path leads around either side of the property giving access to the rear garden. Oil tank. Wooden shed.

Enclosed Rear Garden

This large rear garden is mainly laid to lawn interspersed with a number of flower beds that are well stocked with a variety of shrubs and plants which give colour all year round including Primulas, Daffodils, Rhododendrons and Camellias. 2 Greenhouses.

BURDENS

The Council Tax Band relating to this property is G.

Millhall Feuars' Association

Owners become members of Millhall Feuars' Association: Current Annual Fee: £125.

ENERGY PERFORMANCE RATING

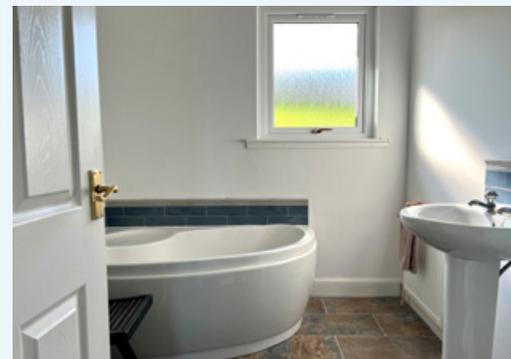
The Energy Efficiency Rating for this property is D.

SERVICES

The subjects are served by mains water, mains electricity and mains drainage, septic tank.

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).

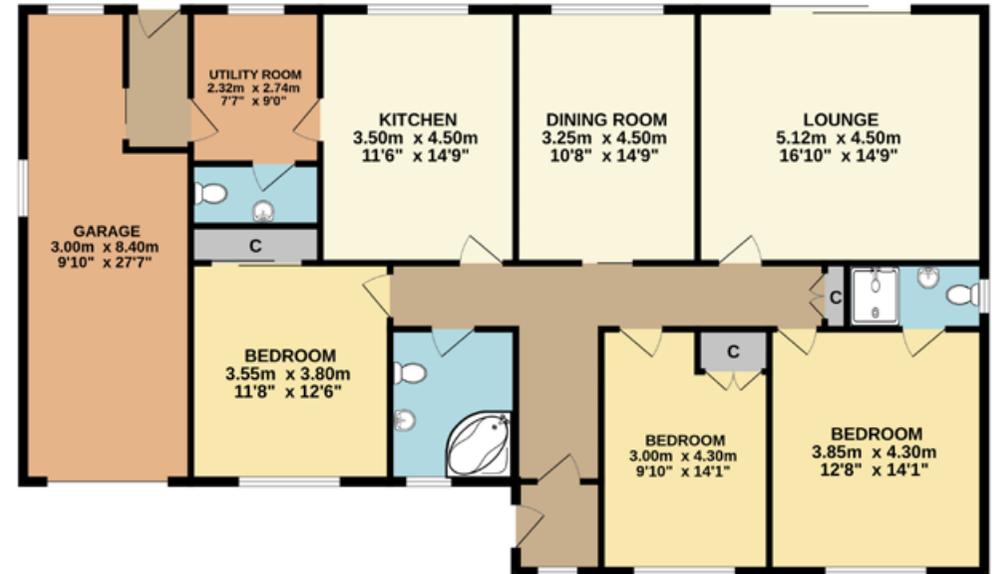
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/LEIGF01-01



GROUND 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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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 to 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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