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WILLIAMSON
& HENRY
Solicitors & Estate Agents



RAMBLER COTTAGE

CULDOACH ROAD, TONGLAND, KIRKCUDBRIGHT, DG6 4LU

Delightful cottage set in a quiet rural area just 2 miles away from the centre of Kirkcudbright. Enjoying fine elevated views across neighbouring farmland.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

Entrance Porch
Inner Hallway
Double Bedroom 1
Sitting Room
Kitchen / Dining Area
Wet Room

First Floor:

Landing
Double Bedroom 2
Double Bedroom 3

Outside:

Garden
Garage
Workshop



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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 through UPVC double glazed door from the front garden into:-

ENTRANCE PORCH **1.96m x 1.61m (6'5" x 5'3")**

UPVC double glazed windows on three walls. Concrete floor. Radiator with thermostatic valve. Wall light.

HALLWAY

1.08m x 0.93m (3'7" x 3'1")

Stripped wooden floorboards. Understair storage area housing Electric RCD fuse box. Coat hooks. LED Ceiling spotlight. Partially coombed ceiling. Doors opening into ground floor double bedroom and sitting room.

DOUBLE BEDROOM 1 **2.93m x 3.09m (9'7" x 10'2")**

Front facing. Stripped wooden floorboards. Radiator with thermostatic valve. UPVC double glazed window to front. Curtain track and curtains above. Ceiling spotlights. Partially coombed ceiling.

OPEN PLAN SITTING ROOM / KITCHEN / DINING AREA

SITTING ROOM AREA **5.73m x 2.76m (18'10" x 9'1")**

Stripped wooden floorboards. Radiator. UPVC double glazed picture window to front with deep sill beneath. Curtain pole and curtains above. Feature fireplace with cast iron wood burning stove set on slate hearth. TV aerial point. Built-in cupboard housing boiler. Doorway opening into inner hall. Archway opening into:-

KITCHEN / DINING AREA **5.60m x 3.73m (18'4" x 12'3")**

Spacious, open plan kitchen /dining room area. "Shaker style" Howdens fitted kitchen. Wood-effect laminate work surfaces. Stainless steel 1½ bowl drainer sink with mixer tap. UPVC double glazed window to rear. Integrated electric oven with 4 burner gas hob above. Stainless steel chimney-style extractor hood above. Integrated kettle tap. Plumbing for washing machine. Space for tumble dryer. Space for under counter fridge and under counter freezer. Wood-effect laminate flooring. Radiator. Door leading out to:-

REAR PORCH / UTILITY ROOM

Accessed from both the kitchen and side garden, this room could also be used as sun room. UPVC double glazed windows on 3 walls. UPVC double glazed door to side. Painted stone wall. Coat hooks. Ceiling light. Wood-effect vinyl flooring. Built-in storage cupboards with wooden work surface above.

INNER HALL

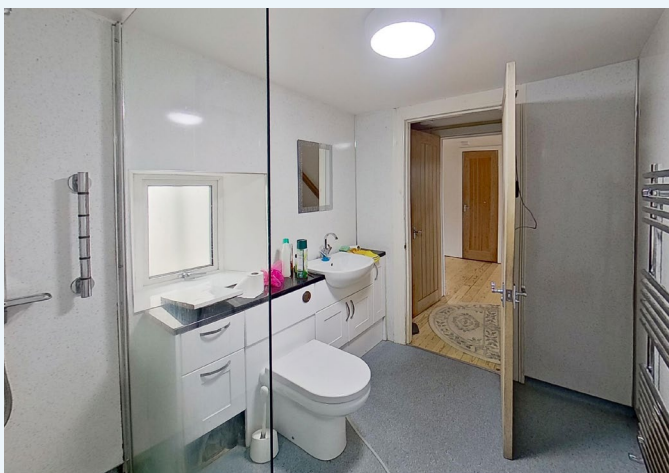
Accessed from the sitting room area. Stripped wooden floor boards, carpeted staircase leading to first floor level. Ceiling light. Alcove with built in shelving. Door opening into-

WET ROOM

1.86m x 2.62m

(6'1" x 8'7")

Anti-slip vinyl flooring. Respatex paneling on all walls and ceiling. Mains shower. Obscure glazed uPVC window to rear. Suite of white wash-hand basin, W.C. inset into vanity unit. Heated towel rail. Ceiling lights.



First Floor Accommodation

LANDING

Fully carpeted. UPVC double glazed window to front. Doors leading off to two further bedrooms.

DOUBLE BEDROOM 2 **2.76m x 3.39m (under eave) (9'1" x 11'1")**

Oak-effect laminate flooring. Under eave storage. UPVC double glazed window to front. Roller blind. Radiator. Partially coombed ceiling.

DOUBLE BEDROOM 3 **2.73m x 3.29m (8'11" x 10'10")**

Oak-effect laminate flooring. Under eaves storage cupboard. UPVC double glazed window to front. Partially coombed ceiling.

OUTSIDE

SINGLE GARAGE

Up and over door and side door; shelving and cupboards for storage; 2 x stone outhouses attached to garage.

GARDEN

There is a large garden to the rear and side of the property which is mainly laid to grass, bordered by mature shrubs and trees with open views to countryside. Patio/paved area.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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/BLACP01-01



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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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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