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WILLIAMSON
& HENRY
Solicitors & Estate Agents



1 MERSE ROAD

KIRKCUDBRIGHT, DG6 4RP

Spacious three bedroomed semi-detached house in need of some modernisation, enjoying a large corner plot.



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Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Conservatory
Bathroom

First Floor:

Landing
Bedroom 1 with En-suite
Bedroom 2
Bedroom 3

Outside:

Front & Rear Garden
Off Street Parking.

Night storage heaters,
uPVC double glazing
throughout.



1 Merse Road is a well-proportioned 3 bedroomed semi-detached house, located a popular residential location a short distance away from all local amenities.

Although in need of some modernisation this bright and spacious home is sure to suit a number of different buyers and early viewing is advised.

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 front garden through uPVC double glazed door into:-

RECEPTION HALLWAY 4.46m x 2.03m at widest (narrowing to 0.98m)

Bright L-shaped reception hallway with carpeted staircase leading to first floor level. uPVC double glazed window to front with curtain track and curtains above. Under stair storage area. Built in cupboard. Further uPVC double glazed window to side overlooking garden with curtain track and curtains above. Doorways leading off to bathroom and sitting room. Smoke alarm. Ceiling light. Fitted carpet. Night storage heater. 15 pane glazed door leading to:-

SITTING ROOM 3.45m x 4.38m at widest (narrowing to 3.82m)

Bright front facing reception room with large uPVC double glazed picture window with curtain pole and curtains above. Tiled fireplace with tiled hearth with inset electric fire. TV aerial point. Smoke alarm. Wall lights. Ceiling light. Fitted carpet. Night storage heater. 15 pane wooden glazed door leading to:-

KITCHEN 3.80m x 2.40m

Good sized kitchen with a range of wooden fitted kitchen units and laminate work surfaces. Tiled splash backs. Wall mounted RCD consumer unit. Under counter fridge. Night storage heater. Freestanding electric cooker. uPVC double glazed window into conservatory provides additional natural light. Stainless steel sink with mixer tap and drainer to side. Washing machine. Ceiling spotlights. 15 pane glazed door into:-

CONSERVATORY 3.73m x 2.64m

Good sized conservatory with uPVC double glazed windows on 2 walls. uPVC double glazed door leading out to garden. Electric panel heater. Wall light. Wood effect vinyl flooring.

BATHROOM 2m x 2.5m at widest (narrowing to 1.80m)

Suite of white wash hand basin and W.C. Walk in wet room shower cubicle with Electric Mira shower. Shower curtain rail. Respatex wall paneling on 2 walls. Obscure uPVC double glazed window to rear with curtain track and curtains above. Extractor fan. Built in mirrored bathroom cabinet. Electric heated towel rail. Fixed bathroom mirror. Vinyl anti slip flooring. Electric panel heater.

Carpeted staircase with painted wooden handrail leading to first floor level.

First Floor Accommodation

LANDING

uPVC double glazed window to side with curtain track and curtains above. Ceiling light. Smoke alarm. Loft access hatch. Doorways leading off to 3 double bedrooms. Fitted carpet.

BEDROOM 1 WITH ENSUITE 3.13m x 3.81m

Generous front facing double bedroom. Built in wardrobe with sliding doors with hanging rail. Two uPVC double glazed windows to front with curtain track and curtains above. Fitted carpet. Electric panel heater. Doorway leading into:-

En-suite WC

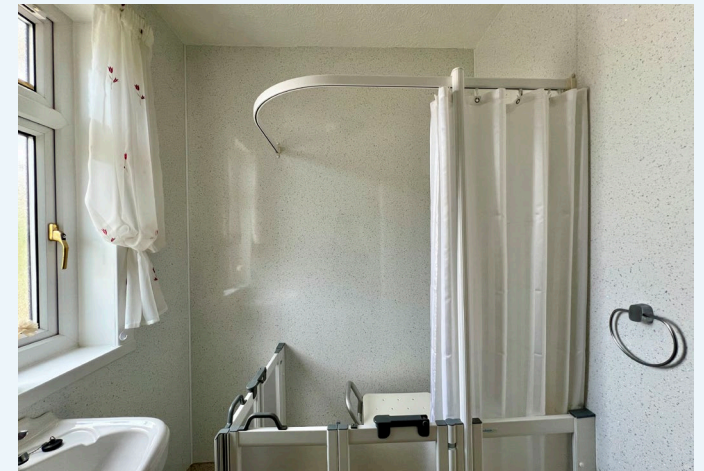
Wood effect vinyl flooring. Electric heated towel rail. White wash hand basin and W.C. tiled splash back. Fixed bathroom mirror. Shelving above. Ceiling light.

BEDROOM 2 3.81m x 2.60m

Further double bedroom,, enjoying a pleasant outlook across the rear garden. uPVC double glazed window with curtain track and curtains above. Electric panel heater. Ceiling light. Fitted carpet.

BEDROOM 3 3.19m x 2.73m

The smallest of the double bedrooms, overlooking the rear garden. uPVC double glazed window with curtain track and curtains above. Electric panel heater. Ceiling light. Fitted carpet.



OUTSIDE

1 Merse Road is well positioned within a generous corner plot, this delightful fully enclosed garden can be accessed via wrought iron gates on Merse Road providing access to generous area of paved off street parking for a number of cars, or motorhome and bordered by lawn to one side and a number of shrubs.

Immediately to the front of the property is lawned area with well-established shrubs and perennials.

The rear garden can be accessed directly from the conservatory and front garden. The large rear garden has a formal lawned area to one side, with well-established flower beds providing colour and interest year round with a variety of shrubs and perennials. Beyond the formal garden areas is a well sheltered patio area.

Wooden Garden Shed
Greenhouse

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.

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."

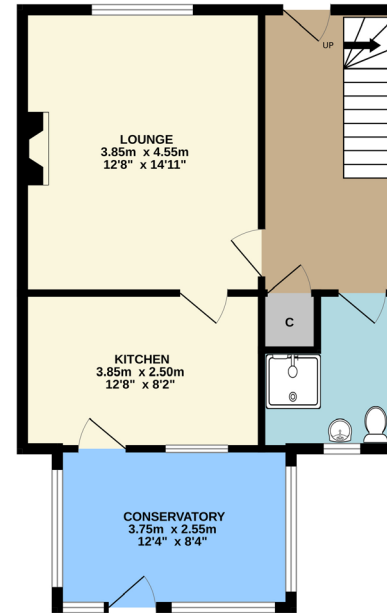
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

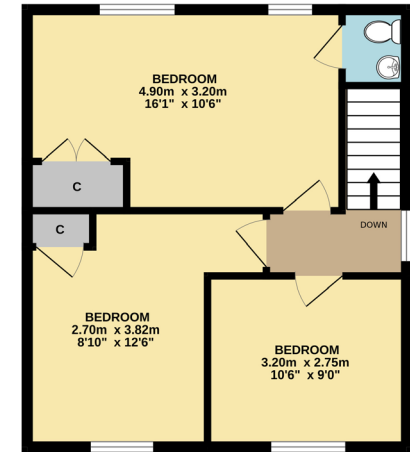
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/JOHNM05-01

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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