



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



8 MILLHALL

BORGUE, KIRKCUDBRIGHT, DG6 4TQ

8 Millhall is a well-proportioned, bright and spacious 4 bedroom detached bungalow within a popular coastal residential development near Kirkcudbright and Dhoon beach.



Accommodation:

Ground Floor:

Entrance Vestibule
Cloakroom
Conservatory
Lounge
Inner Hallway
Bathroom
Kitchen / Dining Room
Utility Room
Bedroom 1
Bedroom 2
Bedroom 3 / Study
Bedroom 4 with Ensuite

Outside:

Garden

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8 Millhall is a well-proportioned 4 bedroom bungalow enjoying a pleasant outlook across the garden to the Solway Firth beyond. 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 good decorative order and benefits from uPVC double glazing, solid fuel 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 through wooden glazed door via paved path from front garden into:-

ENTRANCE VESTIBULE **1.69m x 1.52m**
Ceramic tiled floor. Radiator. Ceiling light. Doorway leading to:-

CLOAKROOM **1.69m x 1.21m**
White W.C. and wash hand basin inset into vanity unit with tiled work surface and splash backs. Fixed bathroom cabinet with mirror. White heated towel rail. Round porthole style window to front. Extractor fan. Recessed ceiling light. Ceramic tiled floor.

CONSERVATORY **5.92m x 3.12m**
Spacious conservatory enjoying a pleasant outlook across the garden to side and ample natural light from a bank of windows on two walls. Wall lights. Wooden glazed French doors leading out to garden. Radiator. Ceramic Tiled floor. Step up into lounge through two 15 pane wooden glazed doors into:-

LOUNGE **5.38m x 4.22m**
Well-proportioned reception room which can be accessed directly from the reception hallway and conservatory. Fyfestone feature fireplace with inset wood burning stove with shelving on either side. Hardwood double glazed windows to side with curtain track and curtains above. Radiator. Night storage heater. Ceiling cornicing. Ceiling light. Fitted carpet. Doorway leading into:-

INNER HALLWAY **7.60m widening to 8.06m x 2.52m narrowing to 1.07m**
Built in airing cupboard providing useful additional storage. Night storage heater. Further built in cupboard. Internal obscure glazed window looking into dining area. Doors leading off to all remaining accommodation. Central heating thermostat. Loft access hatch. 2 Ceiling lights. Fitted carpet.

BATHROOM **1.80m x 4.22m**
Suite of white wash hand basin, W.C. and bath with tiled splash backs. Corner shower cubicle with mains shower above. White heated towel rail. Built in vanity unit with cupboards and drawers to one side. Two fixed bathroom mirrors. Recessed alcove with built in shelving. Velux window. Recessed LED ceiling spotlights. Tile effect vinyl flooring.

KITCHEN / DINING ROOM **6.46m x 4.70m**
Spacious open plan Kitchen / Dining Room with fine views across the rear garden to the Solway Firth beyond.

Dining Area
uPVC sliding doors leading out to garden and providing a wonderful view across the garden to the sea beyond with curtain track and curtains above. Wooden double glazed windows to side with curtain track and curtains above provide additional natural light. Built in wooden dresser with shelving and cupboards beneath providing useful additional storage. Tile effect vinyl flooring. Radiator. Ceiling cornicing. Ceiling light. Recessed LED ceiling spotlights.

Kitchen Area
Good range of wooden kitchen units with solid wooden and corian work surfaces and tiled splash backs. Electric Aga range cooker with chimney style extractor hood above. Ceramic 1 1/2 bowl sink with mixer tap and drainer to side. Wooden double glazed window overlooking the rear garden across to the Solway Firth beyond. Bosch integrated dishwasher. Doorway leading into:-

UTILITY ROOM **2.10m x 3.20m**
Further good range of beech effect fitted units providing additional storage. Laminate work surfaces. Tiled splash backs. Freestanding Bosch fridge freezer. Freestanding electric cooker. Wooden obscure glazed door leading out to rear garden. Ceiling cornicing. Ceiling Spot lights. Tile effect vinyl flooring.

BEDROOM 1 (left) **2.35m x 4.22m**
Built in wardrobe with mirrored sliding doors. Radiator. Wooden double glazed window overlooking front garden with curtain track and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet.

BEDROOM 2 (left) **4.00m x 3.25m**
Built in wardrobe with wooden sliding doors. Radiator. Double glazed window to front overlooking garden with curtain track and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet.

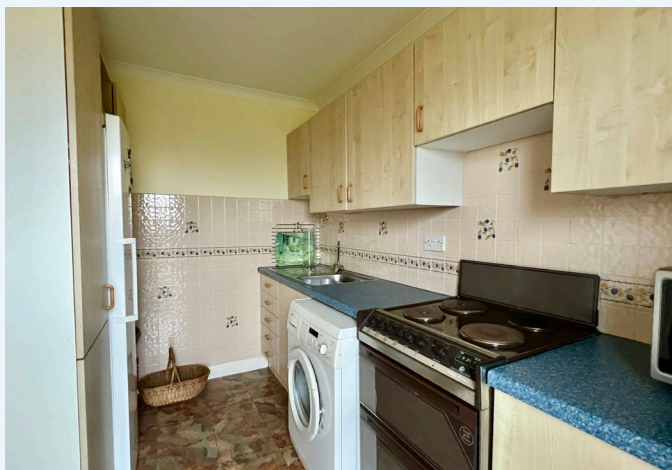
BEDROOM 3 / STUDY **2.96m x 2.40m**
Wall shelving. Double glazed window to side with curtain track and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet.

BEDROOM 4 (right) **4.00m x 3.20m**
Generous master bedroom with large wooden double glazed window overlooking garden to the Solway Firth beyond with curtain track and curtains above. Built in wardrobe providing useful additional storage. Ceiling cornicing. Ceiling light. Fitted carpet. Radiator. Door leading to:-

En-suite **0.85m x 3.21m**
Suite of white wash hand basin and W.C. Walk in shower cubicle with handrail and electric shower above. Wooden obscure glazed window. Fixed bathroom mirror. Ceiling cornicing. Ceiling spotlights. Ceramic tiled floor. Tiled from floor to waist height. Under floor heating.

BURDENS
The Council Tax Band relating to this property is G.

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 private 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 on.

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."

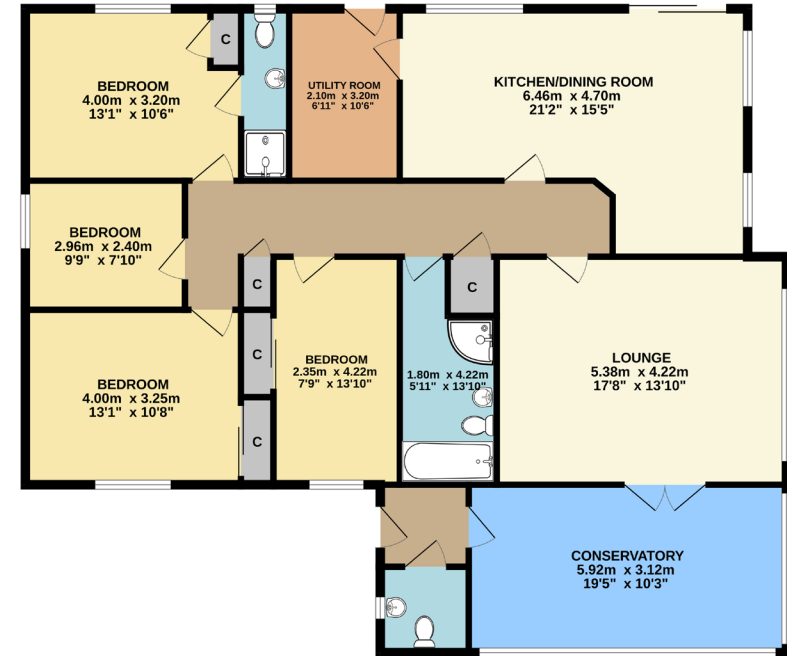
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/HOWIF01-01

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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