



**WILLIAMSON
& HENRY**
Sole Agents & Estate Managers



1 GREAT CROSS ROAD

KIRKCUDBRIGHT, DG6 4AR

Well-presented detached bungalow located in quiet residential location a short level walk away from town.



Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Kitchen
Garden Room
Double Bedroom 1
Shower Room
Double Bedroom 2
Double Bedroom 3

Outside:

Front and Rear Garden.
Driveway. Garage.

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1 Great Cross Road is a bright and spacious three bedroom detached bungalow which is well positioned in a generous wrap round plot, a short walk away from all local amenities and on the small, town bus route. This lovely home would be well suited to a number of different buyers. Viewing highly recommended.

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 uPVC obscure glazed door with obscure glazed panels to side and above into:-

ENTRANCE VESTIBULE 1.72m x 0.81m

Fitted carpet. Cupboard housing RCD consumer unit. Step up to wooden obscure glazed door with obscure glazed side panel into:-

RECEPTION HALLWAY 3.26m x 1.24m x 1.04m x 5.51m

Bright L shaped reception hallway with doors leading off to all main accommodation. Radiator. Smoke alarm. Carbon Monoxide detector. Built in large cupboard housing gas combi boiler. Further built in cupboard. Hive thermostatic controller. 2 ceiling lights. Loft access hatch.

SITTING ROOM 4.69m x 3.98m

Bright, front facing reception room with ample natural light from a large uPVC double glazed picture window with fitted shutters and radiator beneath. TV aerial point. Sky aerial point. Feature fireplace with marble hearth and surround with living flame-effect electric fire in front of open fireplace. Radiator. Ceiling light. Smoke alarm. Fitted carpet. Door leading to:-

DINING ROOM 2.74m x 3.05m

Located to the back of the property overlooking the rear garden this well positioned reception room enjoys an abundance of natural light. The current owners has obtained planning consent to knock through between the kitchen and dining room to create a modern open plan kitchen / diner which may be of interest to the onward purchaser. Ceiling light. Smoke alarm. Parquet wood effect flooring. Doorway leading to:-

KITCHEN 3.36m x 2.71m

Generous Kitchen with a good range of newly fitted Kitchen Units providing ample storage. Laminate work surfaces. A+ rated integrated appliances including Bosch induction hob and Bosch integrated electric oven. Stainless steel extractor chimney hood. Integrated Hotpoint fridge. Integrated Hotpoint under counter freezer. Integrated slim-line Hotpoint dishwasher. Black Lamona sink with drainer and mixer tap. Wooden single glazed window into sun room with roller blind. Heat alarm. Radiator. Ceiling light. 2 fully glazed safety glass doors. Parquet wood effect flooring. Step down into:-

GARDEN ROOM 2.14m x 3.08m

Bright and spacious garden room enjoying a pleasant outlook across the rear garden. uPVC double glazed windows on 3 walls with curtain track above and perimeter shelf below. TV point. Ceiling light. Tile effect vinyl floor. UPVC double glazed door leading to rear garden.

DOUBLE BEDROOM 1 2.44m x 3.04m

The smallest of the double bedrooms would also be well suited as a nursery, office or hobby room enjoys a pleasant outlook across the front garden. Fitted carpet. UPVC double glazed window with fitted shutters. Radiator. Ceiling light.

SHOWER ROOM 1.77m x 2.70m

Good sized family bathroom with contemporary suite of white wash hand basin and bath. Corner shower cubicle with mains monsoon shower head above. Extractor fan. Ceiling light. Chrome dual fuel heated towel rail. Obscure glazed window. Tiled from floor to ceiling. Mosaic effect tiled floor.

DOUBLE BEDROOM 2 3.38m x 2.74m

Delightful rear facing double bedroom enjoying a pleasant outlook across the rear garden. UPVC double glazed picture window with vertical blinds and curtain track. Built in cupboard with hanging rail and shelving. Ceiling light. Fitted carpet. Radiator.

DOUBLE BEDROOM 3 3.46m x 3.04m

Spacious front facing double bedroom. UPVC double glazed picture window with blinds and curtain track and curtains above. Large built in cupboard with hanging rail and shelving. Ceiling cornicing. Ceiling light. TV aerial point. Fitted carpet. Radiator.

Outside

1 Great Cross Road is well positioned within a generous wrap round plot. The front garden has concrete driveway with paved path leading to front door whilst the main area to the front is laid to gravel but interspersed with a variety of well-established shrubs including Buddleia and a large Acer providing a pop of colour.

The delightful rear garden benefits from a generous paved patio area accessible directly from the garden room ideal for "alfresco" dining. This private fully enclosed garden has a large formal lawned area with well stocked flower beds providing a variety of colour all year round, including a number of specimen Roses, Perennials, Box Balls, Azalea and Hydrangeas. Pedestrian gate to either side of property.

GARAGE 2.74m x 6.15m

Conveniently positioned garage which can be accessed via Garador electric up and over door to front or uPVC pedestrian door to back. Concrete floor. UPVC obscured window to side. Built in shelving. Fluorescent strip light. Further ceiling light. Carbon monoxide detector.

ATTIC

Newly floored, spacious attic extending the full length of the building with ample storage space or possible future conversion.

BURDENS

The Council Tax Band relating to this property is E.

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 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."

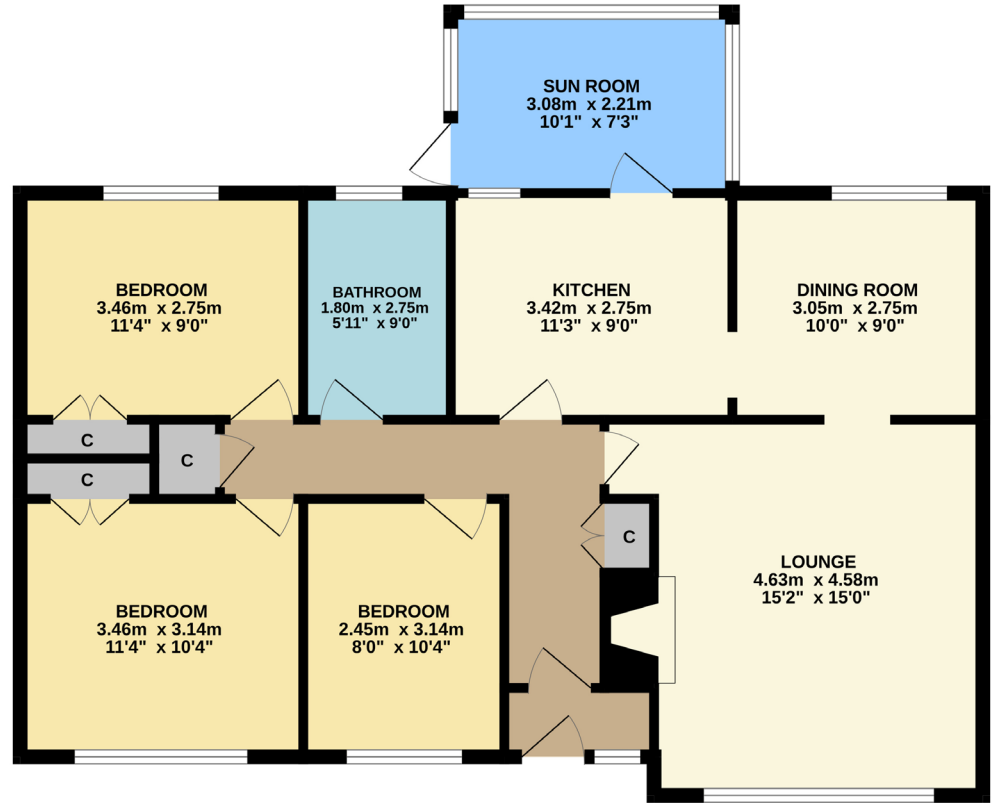


General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/DAVIP04-01



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
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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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