



WILLIAMSON
& HENRY
Solicitors & Estate Agents



14 DUNBAR AVENUE,

KIRKCUDBRIGHT, DG6 4HD

Light and airy detached bungalow enjoying a generous corner plot.



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Accommodation:

Ground Floor:

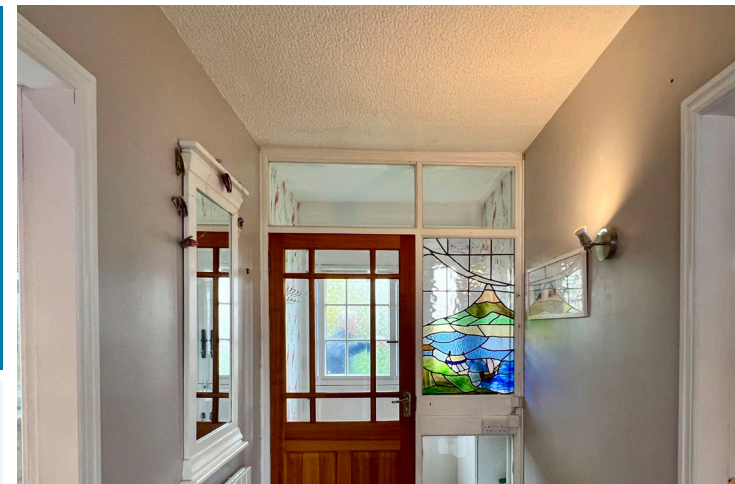
Entrance Vestibule
Reception Hallway
Bedroom 1
Shower Room
Open Plan Kitchen / Diner
/ Sitting Room
Snug/Bedroom 2

First Floor:

Landing
Bedroom 3
Shower Room
Bedroom 4

Outside:

Front & Rear Garden.
Summer house and



Well-presented bright and spacious detached bungalow with flexible accommodation enjoys a generous wrap round corner plot and is a short level walk to all local amenities.

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 swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

ACCOMMODATION

Accessed through wooden gate from driveway to side. A paved path leads through to rear garden and entrance. uPVC composite stable door with obscure glazed panel into:-

ENTRANCE VESTIBULE

Wood effect laminate flooring. Cupboard housing RCD consumer unit and fuse box. Coat hooks. Wooden glazed door with glazed side panel into:-

RECEPTION HALLWAY

Light and spacious reception hallway with doors leading off to shower room, open plan kitchen / diner / sitting room and double bedroom. Wood effect laminate flooring. Contemporary radiator. Mirror. Wall light.

BEDROOM 1 3.38m x 3.76m

Rear facing double bedroom overlooking the garden with ample natural light from uPVC double glazed window with roller blind above. Three built in double

wardrobes with further built in single wardrobe along one wall providing an abundance of storage. Built in shoe cabinet. Ceiling cornicing. Ceiling light. Fitted carpet. Radiator.

SHOWER ROOM 1.94m x 3.76m

Contemporary shower room with suite of white W.C and wash hand basin with waterfall tap inset into modern vanity unit with laminate work surface. Contemporary vertical radiator. Large walk in shower cubicle with Mira digital mains shower with monsoon rainfall showerhead and separate shower attachment. Recessed shower shelf. Respatex style wall paneling in shower enclosure. Vent Axia extractor fan. Carbon monoxide detector. Recessed LED ceiling spotlights. Cupboard housing Worcester gas fired boiler. uPVC obscure glazed window to side providing an abundance of natural light with roller blind above. Fixed mirrored bathroom wall cabinet. Wood effect vinyl flooring.

KITCHEN / DINER / SITTING ROOM

This well thought out room can be used as a large spacious open plan room running the full length of the property or glazed bi-folding doors within the kitchen area means that dining and sitting room areas can be split from the kitchen.

Kitchen 3.63m x 3.72m

Overlooking the garden to side. Howdens shaker-style fitted kitchen units with wood-effect laminate work surfaces. Integrated fridge freezer. Integrated eye-level Beko oven. Electric induction hob with tiled splash back and extractor fan above. Integrated Blomberg washing machine. Integrated AEG dishwasher. Stainless steel one and a half bowl sink with mixer tap. uPVC double glazed window with net curtains. Two contemporary radiators. Recessed LED spotlights. Bi-folding doors. Wood effect laminate flooring. Opens to:-

Open Plan Dining Room and Lounge 7.07m x 3.72m

Dining Area

Radiator. uPVC double glazed picture window to front with blinds and curtain pole. Wooden staircase with glass balustrade and wooden handrail leading to first floor level. Ceiling light. Laminate flooring.

Sitting Room area

uPVC double glazed window to side with curtain pole. Ceiling cornicing. Ceiling light. Picture rail. Wall-mounted gas fire. Door leading through to snug/bedroom. Fitted carpet. Radiator.

SNUG/BEDROOM 2 3.60m x 3.76m

Accessed directly from the sitting room area this room has previously been used as a guest bedroom, home office or snug. Recessed alcove with shelving. Ceiling cornicing. Ceiling light. uPVC double glazed picture window to side with curtain pole, curtains and roller blind. Radiator. Ceiling light. Fitted carpet.

Wooden staircase from the dining area with glass balustrade and wooden handrail lead up to first floor level:-

FIRST FLOOR LANDING

Bright first landing. Velux window to rear. Large under-eaves storage cupboard. Doors leading off to two bedrooms and shower room. Two ceiling spotlights. Smoke alarm. Radiator. Under-eaves storage cupboard on staircase. Fitted carpet.

BEDROOM 3 (right) 2.67m x 2.99m

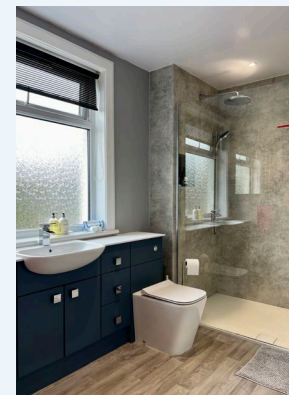
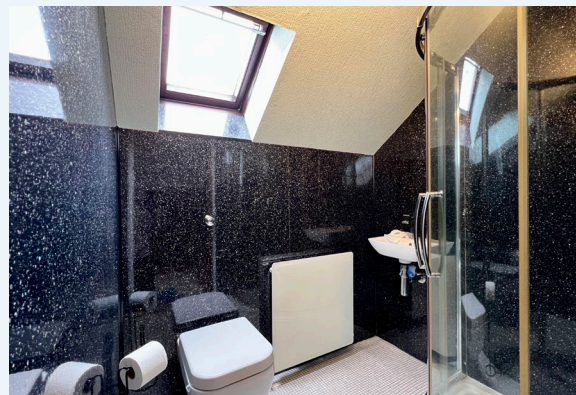
Double bedroom with partially coombed ceiling. Radiator. BT telephone point. Ceiling light. Velux window to rear. Fitted carpet.

SHOWER ROOM 1.69m x 1.44m

Good sized guest shower room. Suite of white wash hand basin, WC and corner shower cubicle. Electric shower. Velux window. Ceiling spotlight. Radiator. (Please note there is no hot water to wash hand basin)

BEDROOM 4 (left) 2.74m x 2.99m

Double bedroom. Partially coombed ceiling. Velux window to rear. Radiator. Ceiling light. Fitted carpet.



Outside

FRONT GARDEN

A large corner plot mainly laid to lawn, bordered by wall and monoblock driveway. A wooden pedestrian gate to side leads round to the rear garden and main entrance. Two raised vegetable beds. A paved path wraps around the front of the property to a further pedestrian gate giving further access to rear. Front and side garden are bordered by low maintenance flower beds containing a variety of mature shrubs including hellebores, climbing clematis and cherry blossom tree. Large wooden shed.

REAR GARDEN

The rear garden is mainly laid to lawn and edged by mature flower beds containing well established roses and bordered by fencing. Wooden steps lead up to generous decking area providing access to a wooden summerhouse.

WOODEN SUMMER HOUSE

Laminate flooring, single glazed windows on three walls and power. Fridge freezer.

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."

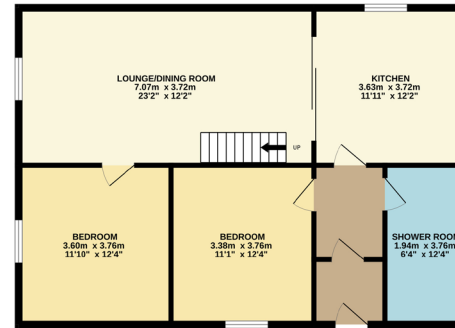
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

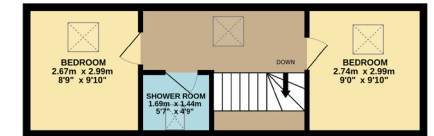
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/BATYC01-03

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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