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WILLIAMSON
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Solicitors & Estate Agents



THE DAIRY HOUSE

CANNEE, KIRKCUDBRIGHT, DG6 4XD

Charming stone-built country cottage in excellent decorative order situated within a rural courtyard development with stunning outlook across Kirkcudbright, the Dee Estuary and beyond to surrounding countryside. Gardens to front with off-road parking.



Accommodation:

Ground Floor:

Open Plan Dining Room/
Sitting Room/Kitchen
Inner Hallway
Double Bedroom 1
Bathroom
Rear Hallway

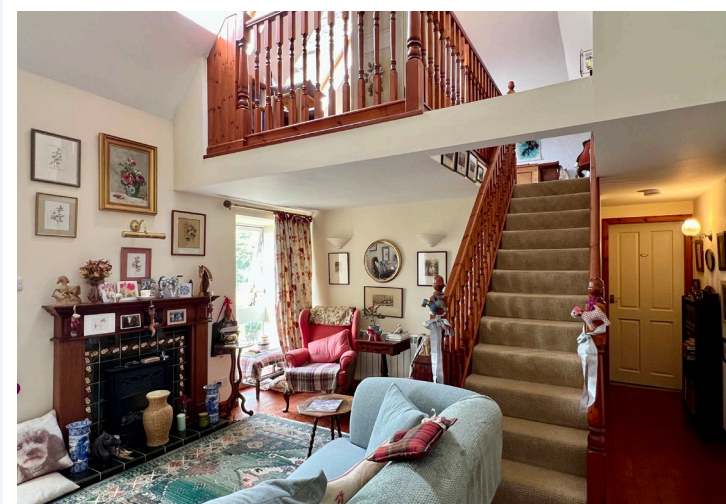
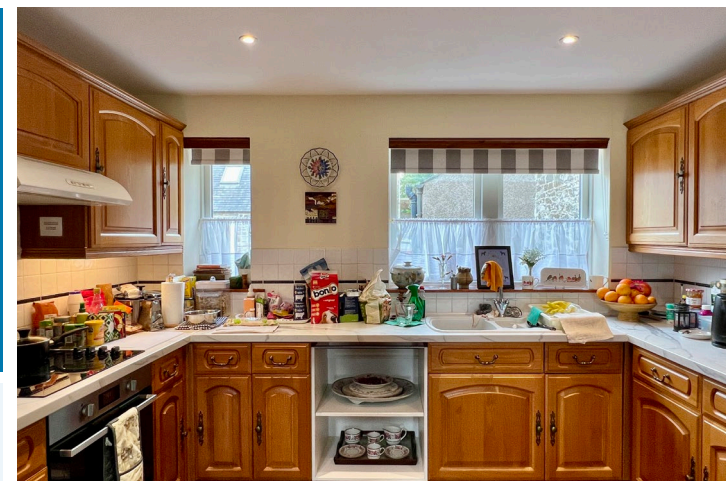
Mezzanine:

Double Bedroom 2

Outside

Garden to front.

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The Dairy House is a charming and unique country cottage situated within a delightful courtyard development on the outskirts of the artists' town of Kirkcudbright. If not too distracted by the spectacular views, the accommodation offered by The Dairy House is excellent and is tastefully decorated throughout.

The Dairy House is situated in Cannee Hill, approximately one mile from Kirkcudbright town centre. Being positioned to the outskirts of Kirkcudbright allows convenient access to all local amenities, whilst offering the opportunity of rural living.

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 through a wooden glazed door with curtain pole above with glazed side panel into:-

SITTING ROOM AREA

6.30m x 4.30m

Hardwood flooring. Rointe electric panel heater. Feature fireplace with inset electric flame-effect fire. Wooden double glazed window to front. TV aerial point. Ceiling lights. Wall lights. Vaulted ceiling. Carpeted staircase with wooden handrail and banister leading to mezzanine level. Ample area for dining table and chairs. Opens to:-

KITCHEN AREA

4.24m x 3.46m

Good range of wooden fitted kitchen units with laminate work surfaces and tiled splash-backs. Electric integrated oven. Electric hob with extractor hood above. One and a half bowl sink with mixer tap and drainer to side. Wooden double glazed

window to rear. Hotpoint washing machine. Recessed LED ceiling spotlights. Smoke alarm. Heat sensor. Electric Rointe panel heater.

INNER HALLWAY

Hardwood flooring. Doors leading off to double bedroom, bathroom and rear hall. Loft access hatch. Ceiling light. Cupboard housing electric Rointe hot water system.

DOUBLE BEDROOM 1

4.70m x 2.40m

Bright spacious front facing bedroom with fine views. Hardwood flooring. Wooden double glazed window to front with curtain pole and curtains above. Electric Rointe panel heater.

BATHROOM

3.15m x 1.85m

Contemporary bathroom suite of white wash-hand basin inset into modern vanity unit, white bath with mains shower above and W.C. Wood effect laminate flooring and respatex tile effect shower paneling. Electric heated towel rail. Fitted bathroom mirror with shaver light above.

REAR HALLWAY

Built-in cupboard.

Mezzanine Level

DOUBLE BEDROOM 2

6.45m x 3.68m

Accessed directly from the sitting room area. Hardwood flooring. Partially coombed ceiling. Three Velux windows to front. Rointe electric heater.

OUTSIDE

The garden area to the front of the property is enclosed. For easy maintenance, the front of the property is laid to paved patio with graveled areas. The property is bordered by well stocked flower borders. Beyond the garden, there is a parking space for off road parking bordered by mature flowerbeds.

BURDENS

The council tax for the property is a band D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band 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

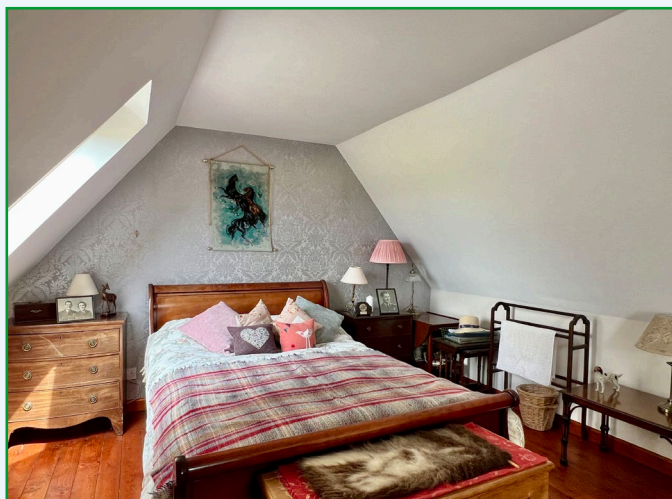
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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.

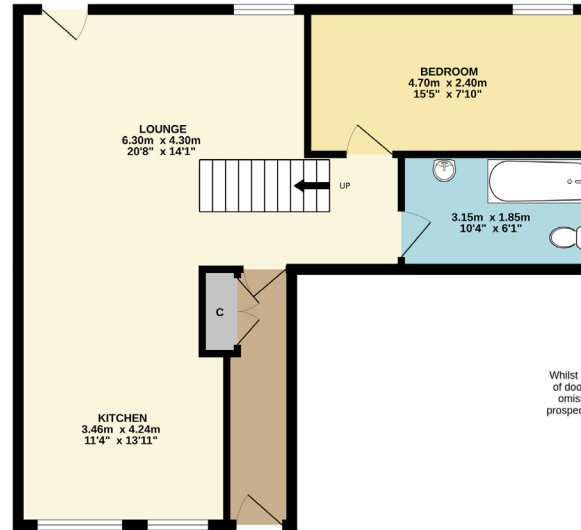
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PLUME01-01

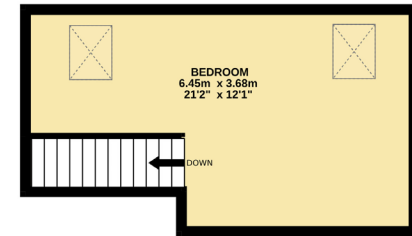




GROUND FLOOR



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 to 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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