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& HENRY
Solicitors & Estate Agents



KENNEDY COTTAGE,

BORGUE, KIRKCUDBRIGHT, DG6 4SP

Detached 2 bedroom traditional Galloway cottage, located in a peaceful rural location and set within a generous garden.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Kitchen
Conservatory
Bedroom 1
Bedroom 2
Shower Room

Attic Level:

Attic Room

Garden

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Kennedy Cottage is a delightful 2 bedroom home which is located a short distance away from the coast, but with easy access to the village of Borgue and the artist's town of Kirkcudbright. This light and airy cottage with wrap round garden enjoys a pleasant outlook across the garden and neighbouring farmland.

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, 18-hole golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival, Scottish Nights and Tattoo. There is also a modern primary school, Kirkcudbright Academy secondary school, health centre, veterinary practice and library.

ACCOMMODATION

Entered through wooden glazed door into:-

RECEPTION HALLWAY

Wood laminate flooring. Ceiling light. Doors leading off to all main accommodation. Wooden paddle staircase leading to attic level.



SITTING ROOM

5.41m x 4.46m

Bright and spacious reception room with ample space for dining table and chairs, located in the heart of the home this wonderful space benefits from an open fireplace with slate hearth and wooden mantle above. Recessed alcove to one side with built-in bookcase and cupboard. Electric night storage heater. UPVC double glazed windows looking into the conservatory with deep sills beneath and roman blinds. Double glazed wooden top opening sash effect window to front with deep sill and roman blind above. Radiator. Wood laminate flooring. Recessed LED spotlights Doorway leading through to:-

KITCHEN

2.37m x 5.33m

Contemporary kitchen with a good range of shaker-style fitted units and butcher block effect work surfaces. Neff electric hob. Integrated electric oven. Bosch washing machine. Lamona stainless steel sink with mixer tap and drainer. Tiled splash backs. Two fixed wooden double glazed windows to side. Double glazed wooden top opening sash effect window to front. Electric night storage heater. Radiator. Wall-mounted cupboard housing electric meter and fusebox. Hot water tank. Wood paneled ceiling. Ceiling light. Wood laminate flooring. Wooden stable door leading to:-

CONSERVATORY

8.17m x 1.74m

Painted stone wall. Concrete floor. Power. uPVC double glazed windows on three walls. Two uPVC double glazed doors leading out to garden.

BEDROOM 1

2.67m x 3.93m

Rear facing double bedroom. Wood laminate flooring. Double glazed wooden top opening sash effect window to side with deep sill beneath and curtain pole and curtains above. Storage cupboard. Wood paneled ceiling. Ceiling light.

BEDROOM 2

2.97m x 4.46m

Front facing double bedroom. Double glazed wooden top opening sash effect window providing pleasant outlook across the garden. Ceiling light. Wood laminate flooring.

SHOWER ROOM

2.09m x 1.65m

Contemporary shower room with large walk-in wet room style cubicle with glass screen from floor to ceiling. Mains shower. Waterproof wall paneling on all four walls and ceiling. White wash hand basin. White WC. Electric heater. Extractor fan. Double glazed wooden top opening sash effect window overlooking garden. Ceiling light. Ceramic tiled floor.

Painted wooden paddle staircase leading to attic level.

ATTIC ROOM

Large attic room with coombed pine-clad ceiling. Velux window overlooking garden. Fitted carpet. Ceiling light. Under-eaves storage.

OUTSIDE

Garden

Kennedy Cottage is well positioned in a generous plot which is bordered by stone dyke wall. The garden is mainly laid to lawn which is interspersed with a variety of mature shrubs and trees.

To the rear of the property immediately off the country lane is a generous area of gravel which provides off street parking with wooden storage sheds.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

SERVICES

The subjects are served by mains electricity, water borehole 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.

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/MYERC01-01

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
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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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