



WILLIAMSON
& HENRY
Solicitors & Estate Agents



21 MERSE STRAND

KIRKCUDBRIGHT, DG6 4RU

Well positioned semi-detached two bedroom house located in a popular residential location at the end of a quiet cul-de-sac, with pleasant outlook across the fields to the rear.



Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Rear Vestibule/Utility
Room
Kitchen

First Floor:

Wet Room
2 Double Bedrooms

Front & Rear Garden.
Shed



21 Merse Strand is a well-presented 2 bedroom semi-detached home located in a popular residential location a short distance away from all local amenities and enjoys a pleasant open aspect to rear 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 from front garden via a paved path through uPVC obscure glazed door, with uPVC obscure glazed panel into: -

ENTRANCE HALLWAY **6.43m x 1.79m**
Wide, welcoming entrance hallway with doors leading off to sitting room and rear vestibule/utility room. Built-in cupboard provides useful additional storage. Under stair storage area with coat hooks. Cupboard housing electric solar panels and heat pump controls. Carpeted staircase with wooden handrail and bannister leading to first floor level. Ceiling light. Radiator.

SITTING ROOM **4.62m x 3.84m**
Bright and airy front facing reception room with two uPVC double glazed windows to front with curtain pole and curtains above. Ceiling light. Smoke alarm. TV aerial point. Two radiators. Fitted carpet.

REAR VESTIBULE /UTILITY ROOM **2.19m x 1.79m**
Cupboard housing RCD consumer unit, fuse box and solar panel controls. Ceiling light. Tile-effect vinyl flooring. Thermostatic controller. UPVC obscure glazed door with roller blind above leading out to rear garden. Doorway leading through to:-

KITCHEN **2.06m x 3.84m**
Good sized kitchen with a range of contemporary farmhouse-style fitted kitchen units and laminate work surfaces. Tiled splash-backs. Plumbing for washing machine. Stainless steel sink with mixer tap and drainer to side. UPVC double glazed window to rear overlooking garden and neighbouring farmland with curtain track and curtains above. Electric induction hob. Electric oven. Stainless steel extractor hood above. Radiator. Fluorescent striplight. Ceiling cornicing. Smoke alarm.

Carpeted staircase leading to first floor level, with wooden handrail and bannister: -

First Floor Accommodation

FIRST FLOOR LANDING
Radiator. Fitted carpet. Loft access hatch. Doors leading off to two double bedrooms and wet room. Built-in cupboard provides useful additional storage.

WET ROOM **1.97m x 2.15m**
Vinyl anti-slip flooring. Suite of white wash-hand basin and W.C. Walk-in shower cubicle with mains shower above with shower curtain track around and enclosure to waist height. Respatex-style wall paneling on all walls. UPVC tilt and turn obscure glazed window to rear. Curtain track above. Extractor fan. Ceiling light. Radiator.

DOUBLE BEDROOM 1 (Front Facing) **2.65m x 4.74m**
Front facing double bedroom with stripped wooden floorboards. UPVC double glazed window to front and side. Built-in cupboard with hanging rail. Radiator.

DOUBLE BEDROOM 2 (Rear Facing) **3.52m x 4.05m**
Bright and spacious rear facing double bedroom. Stripped wooden floor. Radiator. Double built-in wardrobe with hanging rail providing additional storage. UPVC double glazed window overlooking garden with pleasant outlook across neighbouring farmland.

OUTSIDE
Set back from Merse Strand the front garden is fully enclosed and mainly laid to gravel for ease of maintenance, with paved path leading to front door.

To the rear of the property is a generous enclosed rear garden with fencing on all sides, mainly laid to gravel for ease of maintenance. Paved patio. Wooden shed. Air source heat pump.

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

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is band D

SERVICES
The agents assume that the subjects are served by mains water, mains electricity, air source heat pump and solar panels. 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.

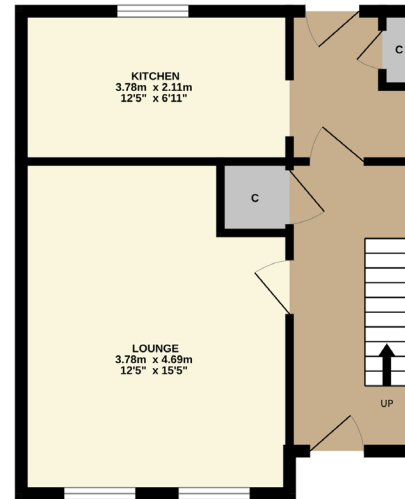
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/HANDA02-01

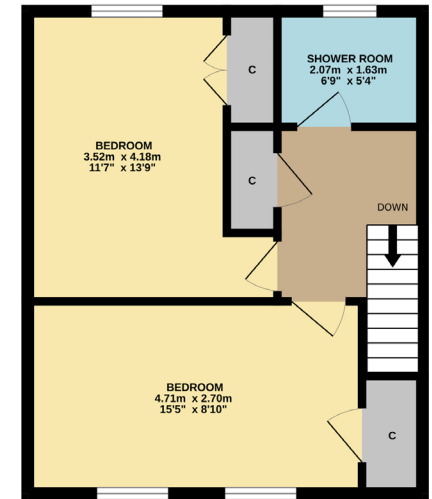




GROUND FLOOR



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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