



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



20 CANNEE CHASE

KIRKCUDBRIGHT, DG6 4DB

Modern detached 3 bedroom bungalow located within a quiet residential area located a short walk from all local amenities.



Accommodation:

Ground Floor:

Reception Hallway
Open plan sitting with dining area
Kitchen
Utility Room
3 Double bedrooms (1 ensuite)
Bathroom

Outside:

Garage.
Front and rear garden.
Driveway.

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20 Cannee Chase is an immaculately presented 3 bedroom detached bungalow offering bright spacious accommodation throughout ideal for modern family living. This well-proportioned family home is in truly walk-in condition located in a much sought after quiet residential location close to all local amenities.. 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 through a wood effect uPVC double glazed door from front garden into:-

RECEPTION HALLWAY

Recessed LED ceiling spotlights. Smoke alarm. Radiator with thermostatic valve. Central heating thermostat controller. 2 Large built-in cupboards providing useful additional storage. Solid wooden floor. Doorways leading off to all main rooms.

OPEN PLAN SITTING ROOM WITH DINING AREA

Wonderfully bright and spacious reception room, at the heart of this delightful home providing ample space for entertaining and family life. The partially vaulted ceiling provides an added sense of space with two large velux windows providing additional natural daylight. Solid wooden floor throughout.

Sitting room area

7.09m x 3.89m

Accessed directly from the main reception hallway this bright reception space has an abundance of natural light from 4 wood effect uPVC double glazed windows to front and 2 further wood effect uPVC double glazed windows to side with roller blinds above. Feature brick fireplace with inset cast iron wood burning stove with solid wooden mantel above. Wall lights. Ceiling light. Radiator with thermostatic valve. Opens into:-

Dining area

3.39m x 2.30m

Wood effect uPVC double glazed French doors leading out to garden. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Doorway leading into:-

KITCHEN

4.90m x 4.10m

Contemporary 'L' shaped kitchen which can be accessed directly from both the dining area and reception hallway. This well thought out room has ample space for a breakfast bar or a table. There is ample storage from a good range of high gloss fitted kitchen units with Corian work surfaces. Stainless steel 1½ bowl sink with drainer to side. Stainless steel mixer tap. 5 burner integrated gas hob. Integrated extractor fan. Integrated Lamona electric oven. Tiled splashbacks. 3 wood effect uPVC double glazed windows to rear providing additional natural light. Recessed ceiling spotlights. Radiator with thermostatic valve. Solid wooden floor. Wooden door leading into:-

UTILITY ROOM

2.60m x 1.89m

Fitted kitchen unit with Corian work surface. Inset stainless steel sink with mixer tap above. Plumbing for washing machine. Space for tumble dryer. Large built-in larder cupboard. Wood effect uPVC double glazed window to side. Coat hooks. Recessed ceiling spotlights. Smoke alarm. Loft access hatch. Expel air extractor fan. Solid wooden floor. Wood effect uPVC double glazed door to rear.

BEDROOM 1 (Rear facing)

3.15m x 2.89m

Currently used as a guest bedroom/study. Wood effect uPVC double glazed window to rear with roller blind above. Built-in cupboard with hanging rail providing useful additional storage. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Solid wood floor.

BEDROOM 2 (rear facing)

3.15m x 2.89m

Wood effect uPVC double glazed window to rear with roller blind. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Built-in wardrobe with mirrored sliding doors, hanging rails and shelving. Solid wooden floor.

BEDROOM 3 WITH ENSUITE (front facing)

3.39m x 3.24m

Spacious master bedroom located to the front of the property with 2 wood effect uPVC double glazed windows to front with roller blind above. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Built-in wardrobe with mirrored sliding doors, hanging rails and shelving. Solid wooden floor. Doorway leading into:-

Ensuite Shower Room

2.14m x 2.09m

White W.C. and wash hand basin inset into high gloss contemporary vanity unit. Backlit fitted bathroom mirror. Large corner shower cubicle with mains shower and monsoon rainfall showerhead and separate shower attachment. Chrome heated towel rail. Extractor fan. Wood effect uPVC obscure double glazed window to front. Recessed LED ceiling spotlights. Lined oak effect laminate flooring.

BATHROOM

2.40m x 2m

Good size family bathroom with contemporary suite of white wash hand basin W.C. and bath with shower above. High gloss vanity unit providing useful additional storage, Tiled splash backs. Wood effect uPVC double glazed window to rear. Recessed LED spotlights. Extractor fan. Chrome heated towel rail. Wood effect laminate floor.

OUTSIDE

Front Garden

Mainly laid to gravel with monoblock driveway giving access to the garage and providing parking for a number of vehicles.



Rear Garden

Generous paved patio area and further gravel area immediately adjacent to the house with 2 raised flower beds. The garden slopes down to St Mary Street and is bordered by a stone dyke wall at the bottom.

Garage

5.41m x 3.44m

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band C.

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/SM/PAISG01-01



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 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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