



31 Hornel Road

KIRKCUDBRIGHT, DG6 4LH

Bright, spacious first floor flat with fine views over the River Dee Estuary.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

ACCOMMODATION:

Entrance Vestibule
 Reception Hallway
 Double Bedroom
 Sitting Room
 Kitchen
 Bathroom

OUTSIDE:

Communal Garden

31 Hornel Road is well presented and surprisingly spacious first floor flat with quiet residential area and a short walk from all local amenities. The property would be well suited for a first time buyer or buy to let investor.

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

First floor flat entered from Hornel Road via a communal stairway. UPVC glazed front door into:-

ENTRANCE VESTIBULE **0.80m x 1.29m**

Ceiling light. Slate-effect vinyl flooring. Door leading to:-

HALLWAY **1.59m x 1.70m**

Fitted carpet. Ceiling light. Loft access hatch. Smoke alarm. Electric Rointe electric panel heater. Large walk-in cupboard housing fusebox and electric meter. Ceiling light. Shelving, hanging rail and coat hooks. Further large cupboard with built-in shelving. Doorways leading off to all rooms.

DOUBLE BEDROOM **2.95m x 3.69m**

Bright spacious double bedroom with large UPVC double glazed window to rear with a fine out look across the Dee Estuary. Ceiling light. TV bracket on the wall. TV aerial point. Fitted carpet.

SITTING ROOM**3.27m x 4.63m**

UPVC double glazed picture window to front. Ceiling light. TV aerial point. Dimplex night storage heater. Electric central feature fireplace with wooden painted surround and mantel. Fitted carpet.

KITCHEN**3.04m x 3.79m**

Good sized dining kitchen with ample space for a breakfast bar or table. Good range of fitted kitchen units with laminate work surfaces. Stainless steel sink with mixer tap and drainer. UPVC double glazed picture window to front. Ceiling light. Smoke alarm. Fluorescent strip light. Slate tile effect vinyl flooring. Trinity night storage heater. Large pantry cupboard with shelving.

BATHROOM**1.98m x 1.79m**

Suite of white wash-hand basin, W.C. and bath. Obscure double glazed uPVC window to front. Electric shower over bath. Tiled splash-backs. Tile-effect vinyl flooring.

OUTSIDE

Communal drying green area.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

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).

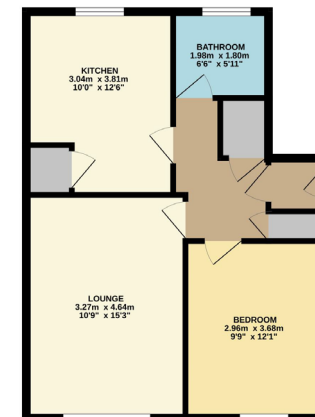
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/PL/LARGT01-04



GROUND FLOOR



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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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