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Solicitors & Estate Agents



19 VICTORIA STREET

KIRKPATRICK DURHAM, DG7 3HQ

Well-presented 4 bedroom mid terraced house in popular village location. Chain free.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Lounge
Open Plan Kitchen/Dining
Room
2 Double Bedrooms
Bathroom

First Floor:

2 Double Bedrooms

Outside:

Gardens

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19 Victoria Street is a surprisingly spacious mid terraced house providing bright, flexible accommodation in the popular village of Kirkpatrick Durham. This charming home benefits from a well-proportioned lounge, and generous open plan dining kitchen ideal for modern living along with 4 good sized bedrooms.

To the rear of the property is a large enclosed south facing garden, with fine views across neighbouring countryside.

Kirkpatrick Durham is approximately 1 mile from Springholm where the local amenities include a primary school and village shop. Kirkpatrick Durham itself is an attractive Galloway conservation village handily located approximately 6 miles northeast of Castle Douglas, known as Scotland's food town where many local and individual shops and businesses provide a variety of gifts, food and services. There is a library and both primary and secondary schools in Castle Douglas along with supermarkets, health services, churches and a thriving livestock market and golf course.

The travel connections to and from Kirkpatrick Durham are very good and Kirkpatrick Durham is a short distance away from the new DGRI hospital which is approximately 11 miles away. There is a railway station in Dumfries and a main line railway station in Lockerbie providing excellent connections to both north and south with the M6 and M74 motorway network approximately 40 miles away.

Dumfries and Galloway is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area offers a good range of sporting and outdoor activities including hill walking, mountain biking, shooting, fishing on river, loch and sea, golfing as well as sailing and other water sports.

ACCOMMODATION

Entered from Victoria Street through composite double glazed door into:-

ENTRANCE VESTIBULE 1.80m x 1.04m

Bright entrance vestibule. Tiled floor. Ceiling light. Electric consumer unit and electric meter. Coat hooks. Wooden glazed door with glazed side panels opening into:-

RECEPTION HALLWAY

Light and spacious reception hallway with doors leading off to all ground floor accommodation. Painted wooden floor. Two ceiling lights. Air source heat pump.



Wooden painted staircase leading to first floor level. Under stairs storage cupboard. Telephone point. Linked smoke detector.

LOUNGE 6.17m x 4.39m

Bright, spacious lounge with two front facing sash and case windows. Feature inglenook fireplace with inset contemporary wood burning stove with recessed alcove to side. Two ceiling lights. An inner glazed window from kitchen provides additional natural light to this comfortable reception room. TV aerial point. Ceiling light. Wooden painted floor. Wooden glazed 15 pane door leading into:-

OPEN PLAN KITCHEN/DINING ROOM 6.24m x 3.35m

Added on to the property by previous owners to create a bright, spacious modern room with an abundance of natural light from a large uPVC double glazed picture window to rear, and a set of uPVC double glazed French doors opening out into the rear garden. Rustic oak-effect vinyl floor throughout.

Kitchen Area 3.45m x 3.32m

Peter Haining "shaker style" fitted kitchen with laminate work surfaces and wood effect splashbacks. Stainless steel one and a half bowl sink with mixer tap and drainer. Integrated microwave. Integrated double electric oven. Induction hob. Integrated fridge. Integrated freezer. Integrated dishwasher. Linked heat detector. Recessed LED ceiling spotlights. Continues into:-

Dining / Family Area 3.35m x 2.69m

Good sized dining area with room for a table and chairs as well as a sofa. Recessed LED ceiling spotlights. 15 pane wooden glazed door opening into reception hallway.

DOUBLE BEDROOM 1 4.45m x 4.24m

Light and airy front facing double bedroom benefiting from two sash and case windows to front with deep sill beneath. Curtain pole above. Electric Dimplex panel heater. Fitted carpet. Ceiling cornicing. Ceiling light.

DOUBLE BEDROOM 2 3.20m x 2.43m

Currently used as an office, this bright room enjoys a pleasant outlook across the garden to neighbouring farmland beyond. Painted wooden floor. Ceiling light.

BATHROOM 2.51m x 1.24m

Contemporary bathroom suite of white wash-hand basin and W.C. inset into walnut-effect vanity unit providing useful additional storage. Contemporary white bath with waterfall mixer tap with electric shower above. Recessed LED ceiling spotlights.



Chrome heated towel rail. Door opening into laundry cupboard housing washing machine with built-in shelving above. Ceiling light. Obscure double glazed uPVC window to rear with deep sill beneath and blind above.

Wooden painted staircase with glass panelled wall providing additional natural light onto the stairwell leading to first floor level.

FIRST FLOOR LANDING

Two Velux windows. Under-eaves storage cupboards. Fitted carpet. Ceiling spotlight. Linked smoke alarm. Doorways opening into:-

DOUBLE BEDROOM 3

Velux window to rear. Ceiling light. Coombed ceiling. Fitted carpet. Electric panel heater.

DOUBLE BEDROOM 4

Coombed ceiling. Velux window to rear. Ceiling light. Electric panel heater. Fitted carpet.

OUTSIDE

19 Victoria Street benefits from a generous and private South facing rear garden. Immediately to the rear of the house is a generous paved patio area bordered by flower beds stocked with a variety of Alpines and Ferns. A gravel path leads down to two formal lawned areas and vegetable plot with a gate leading out to the village park beyond. The garden enjoys a number of well sheltered seating areas.

Wooden Shed

Log Store

BURDENS

The Council Tax Band relating to this property is C.

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 the property office.

GENERAL ENQUIRIES, VIEWING & OFFERS

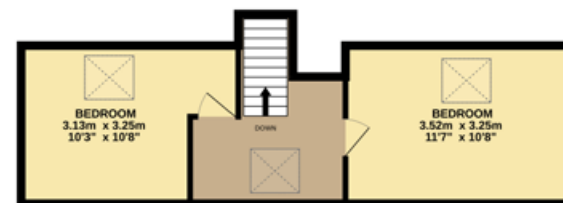
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO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

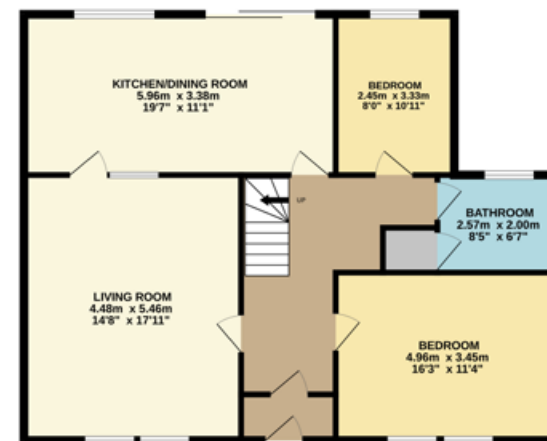
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/PL/POETD01-01



1ST FLOOR



GROUND 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 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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