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Estimators & Estate Agents

TANPITS
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1
Tanpits Lane



1 TANPITS LANE

KIRKCUDBRIGHT, DG6 4LG

Well-presented one bedroom semi-detached bungalow located within easy level walking distance of the town's amenities.



Accommodation:

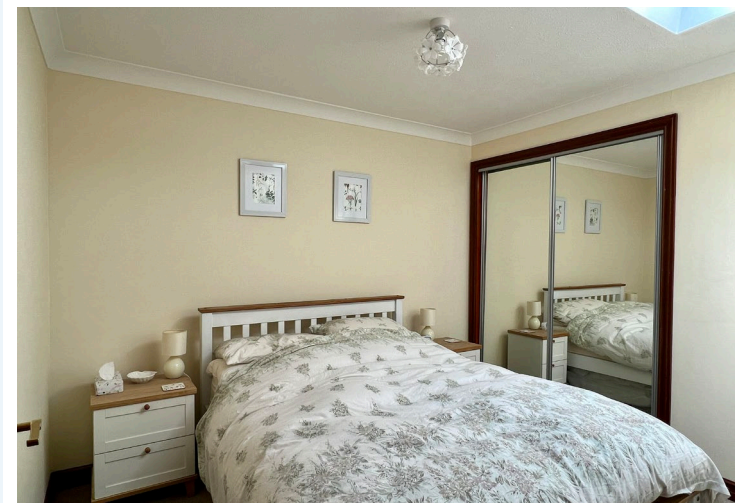
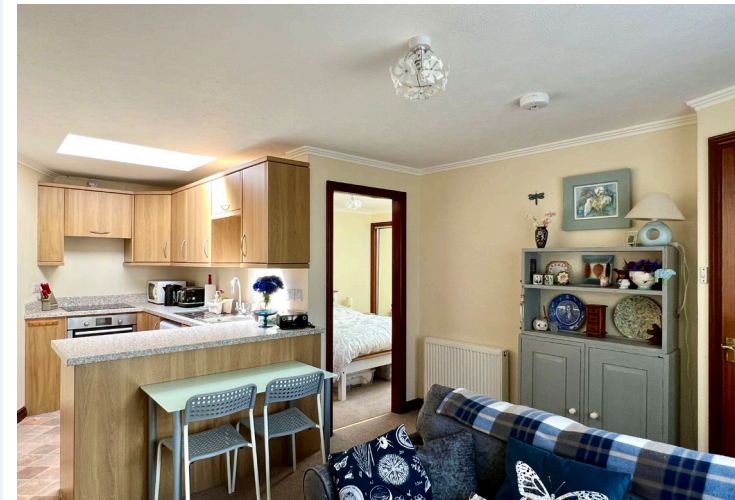
Ground Floor:

Entrance Hallway
Open Plan Sitting Room /
Kitchen
Bedroom
Shower Room

Outside:

Small patio area to front

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1 Tanpits lane is a surprisingly light and spacious one bedroom bungalow located just off of Castle Street. The property would be ideally suited to a first time buyer, or someone looking to downsize into a central location or indeed as a buy to let investment.

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".

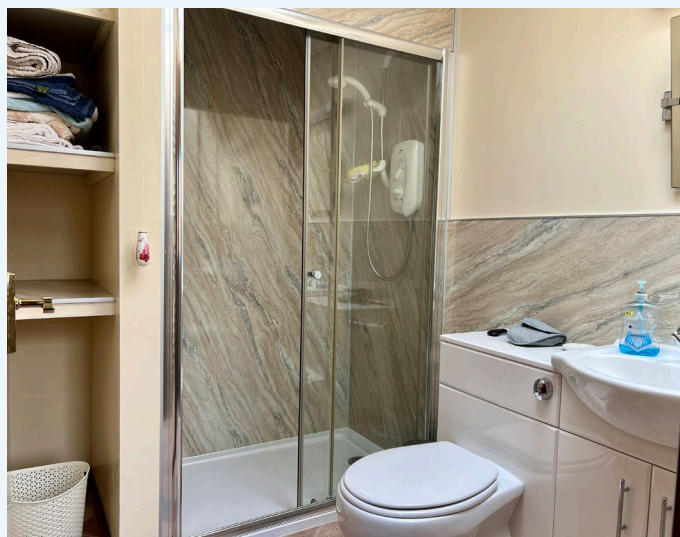
Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Accessed through a uPVC obscure glazed door into:-

ENTRANCE HALLWAY

Built in cupboard providing useful additional storage. Radiator. Ceiling light. Smoke alarm. Doorways leading off to sitting room and shower room.



OPEN PLAN SITTING ROOM / KITCHEN

Bright, spacious open plan room which runs the entire length of the property with an abundance of natural light.

Sitting Room 3.70m x 3.28m

The sitting room is located to the front of this open plan area with a large bay window to front providing ample natural light. Curtain track and curtains above. Vertical blinds. TV aerial point. Radiator. Smoke alarm. Ceiling light. Ceiling cornicing. Smoke alarm. Fitted Carpet. Opens into:-

Kitchen 2.30m x 2.67m

A compact Kitchen area benefiting from a good range of Beech effect fitted kitchen units. With laminate work surfaces. Stainless steel sink with mixer tap and drainer. Integrated electric Hoover oven. Integrated electric hob with extractor above. Velux window. Wall lights. Tile effect vinyl flooring.

BEDROOM 3.00m x 2.67m

Accessed directly from the sitting room area and located to the rear of the property is a good sized double bedroom. Built in wardrobes with sliding doors. Velux window. Radiator. Ceiling cornicing. Ceiling light. Smoke alarm. Fitted carpet.

SHOWER ROOM 1.70m x 2.38m

Accessed from the entrance hallway this light and airy shower room comprises of a suite of white W.C. and wash hand basin set into contemporary high gloss vanity unit. Respatex style wall paneling on all walls. Recessed shelved alcove. Chrome heated towel rail. Walk in shower cubicle with electric Mira shower above. Velux window. Ceiling light.

Outside

Although there is no formal garden area to the rear the property does benefit from a small patio area laid out to monoblock paving immediately to the front.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is F.

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).

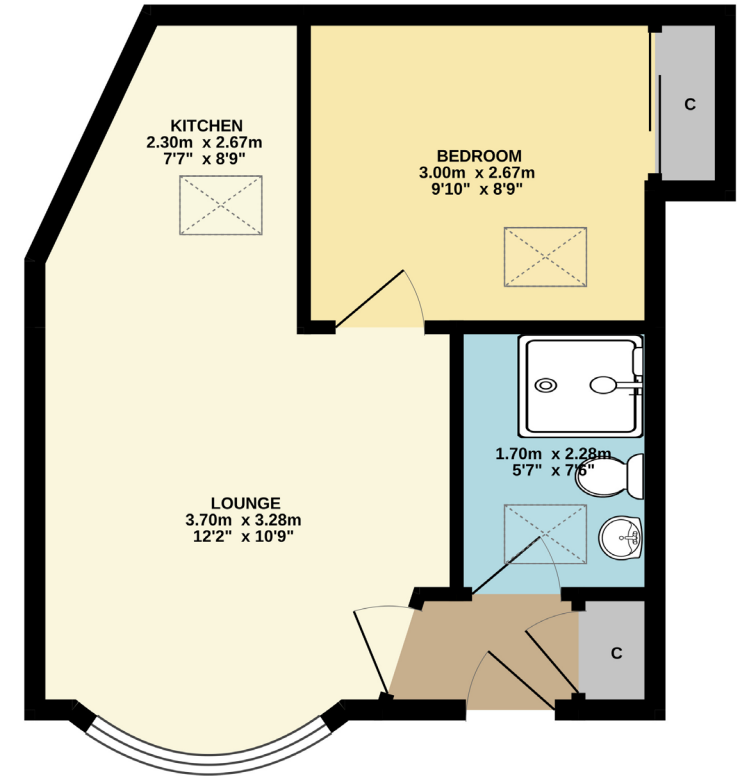
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/SENXV01-02



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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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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