



WILLIAMSON
& HENRY
Solicitors & Estate Agents



34 BORELAND ROAD

KIRKCUDBRIGHT, DG6 4JB

Beautifully appointed spacious bungalow which has been modernised and extended by the current owners.

Accommodation:

Ground Floor:

Entrance Vestibule

Reception Hallway

Master Bedroom with Ensuite

Double Bedroom 2 with Ensuite

Bathroom

Double Bedroom 3 / Study

Utility Room

Spacious Open Plan Sitting Room/Kitchen/
Dining Area

Outside:

Garden. Greenhouse. Garden Room. Garage.

Outside Tap

EV Charging Point

UPVC Double Glazing, PV Solar Panels. Solar water heating, Gas Central Heating. Cat 5 ethernet wiring and controllers. Thermostatic radiator valves throughout.

www.williamsonandhenry.co.uk



34 Boreland Road is a well-appointed detached bungalow which has been updated and extended by the current owners to an exacting standard throughout. A generous extension to the rear of the property has created a wonderful open plan lounge, dining room and kitchen area ideal for entertaining and modern living which overlooks the rear garden.

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 from the front gravel driveway through uPVC double glazed door into:-

ENTRANCE VESTIBULE

1.20m x 2.24m

Karndeane flooring. Coat hooks. Ceiling light. Wooden glazed door with glazed side panel leading into:-

RECEPTION HALLWAY

9.16m x 1.78m widening to 2.67m

Bright, spacious reception hallway with doors leading off to all accommodation. Karndeane flooring. Oak skirtings. Radiator. Wall lights. BT telephone point. Large walk in cupboard with hanging rail and shelving housing RCD consumer unit. Further built in airing cupboard with shelving. Ceiling light. Smoke alarm.

MASTER BEDROOM WITH ENSUITE

3.60m x 4.95m

Generous front facing double bedroom with ample natural light from large uPVC double glazed picture window to front. Horizontal blind, curtain pole and curtains above. Radiator. Bespoke built in wardrobes with hanging rails and shelving. Fitted carpet. Ceiling light. Ethernet port. Door leading to:-

ENSUITE SHOWER ROOM

3.50m x 3.00m

Spacious ensuite shower room. Contemporary white Kohler wash hand basin with mixer tap above inset into built in vanity units with granite work surfaces. Fixed

bathroom mirror with built in demister. Shaver point. uPVC obscure glazed window with horizontal blinds. Suite of White W.C. and Bidet. Step up into large walk in wet room style shower cubicle with Grohle monsoon rainfall showerhead and separate main shower attachment. Extractor Fan. Recessed LED ceiling spotlights. Tile effect Karndeane flooring. Ceramic tiled walls from floor to ceiling. Two heated Caleida towel rails with thermostatic controller valves and electric immersion heaters.

DOUBLE BEDROOM 2 WITH ENSUITE

4.20m x 3.70m

Another generous front facing double bedroom looking on to the front garden. Large uPVC double glazed picture window providing an abundance of natural light with horizontal blinds. Curtain pole and curtains above. Built in wardrobe with hanging rail and shelving. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet. Ethernet port. Door leading into:-

ENSUITE

1.20m x 3.00m

Contemporary shower room with tile effect Karndeane flooring. Suite of white W.C. and countertop wash hand basin with mixer tap above set on modern vanity unit with cupboard beneath and granite work surfaces. Tiled splash backs. Shaver point. Wall light. Walk in double shower cubicle with electric Triton shower. Recessed LED ceiling spotlights. White heated Caleida towel rail with thermostatic controller valves and immersion heaters. Extractor fan.

BATHROOM

2.58m x 3.70m

Bright and spacious family bathroom with suite of white wash hand basin, W.C. and bath with mixer tap and mains shower above with glass shower screen to side. Shaver point. White Caleida heated towel rail with thermostatic controller valves and immersion heaters. uPVC obscure glazed window with horizontal blind. Recessed LED ceiling spotlights. Extractor fan. Tile effect Karndeane flooring.

BEDROOM 3 / STUDY

3.50m x 3.00m

Currently used as a study this could also be a further double bedroom if required. uPVC picture window to side. Horizontal blind, with curtain track and curtains above. Built in cupboards and book shelves. Radiator. Recessed LED ceiling spotlights. Fitted carpet. Ethernet ports and controller

UTILITY ROOM

1.70m x 3.70m

Well positioned utility room benefiting from a range of contemporary cream fitted kitchen units with laminate work surface above. Stainless steel Franke sink with drainer and mixer tap. Tiled splash backs. Miele washing machine and Siemens

tumble dryer. Karndeane flooring. Worcester system boiler. Solar water heating controller. Coat hooks. Radiator. Loft access hatch. Recessed LED ceiling spotlights. Carbon monoxide detector. Smoke alarm. uPVC 15 pane glazed door leading to garden.

OPEN PLAN SITTING ROOM / KITCHEN / DINING AREA

Very spacious open plan reception room with vaulted ceiling which is accessed directly from the main reception hallway, located at the far end of the house enjoying a pleasant southerly outlook across the rear garden. Karndeane flooring throughout. This wonderful extension is a spacious and bright open plan area with an abundance of natural light from a number of windows and uPVC double glazed doors leading out to garden with architectural windows above. Large Velux window. Ceiling fan. Spotlights.

Sitting Room Area

4.35m x 3.82m

uPVC double glazed window to side with curtain pole and curtains above. Horizontal blinds. TV aerial point. Ethernet port. Wall mounted contemporary TV shelf. Contemporary vertical radiator. Recessed LED ceiling spotlights. Opens into:-

Lounge / Dining Area

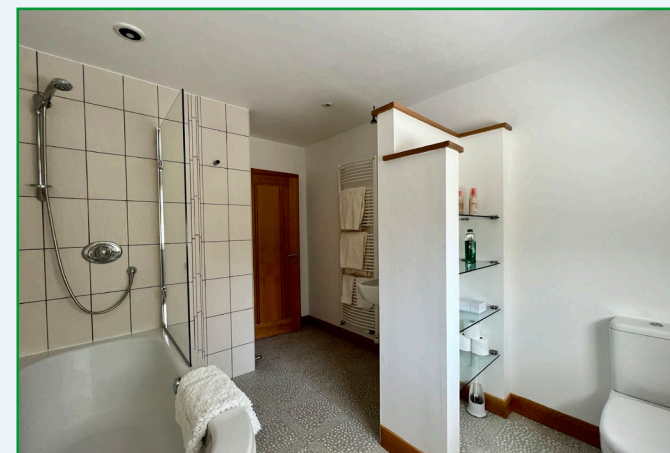
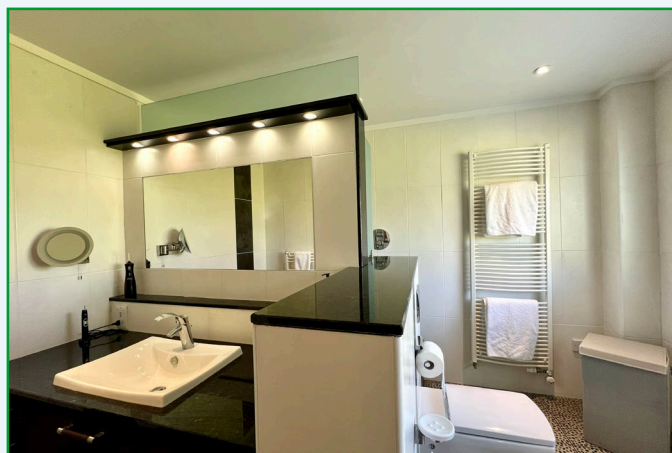
7.66m x 4.10m

Wall mounted contemporary living flame effect balanced flue gas fire. Contemporary vertical radiator. uPVC double glazed doors. Further set of uPVC double glazed doors with glazed side panels and architectural feature windows above with electric blinds. Vertical blinds. Both sets of uPVC doors lead out directly to the rear garden. Electrically operated Velux window with electrically operated blinds. Wall lights. Ceiling spotlights. Ethernet Port. Opens into:-

Kitchen

4.70m x 3.82m

Modern kitchen with a good range of fitted kitchen units with Granite work surfaces and splash backs. Inset Franke stainless steel sink with mixer tap above. Integrated Miele dishwasher. Built in book shelves. Integrated under counter fridge. Integrated Bosch electric oven. Siemens integrated combi microwave and oven. Siemens Warming drawer. Siemens induction hob with Siemens chimney extractor hood above. Single Siemens gas wok burner. Kickboard heaters. Large Samsung American style fridge freezer with ice and water dispenser. uPVC double glazed window to side with horizontal blind. Recessed LED ceiling spotlights.



Outside

34 Boreland Road is well positioned within a generous wrap round garden. The fully fenced rear garden has a large paved south facing patio bordered by well stocked mature flower beds with an abundance of colour and interest all the year round. Rockery and alpine areas are adjacent to the patio. Broad steps lead up to the terraced upper garden and Garden Room with its own patio area and views across the River Dee to the Galloway hills. There is a formal lawned area with raised vegetable beds to one side. The greenhouse has electricity and water supply. External path lighting. This delightful garden is home to a number of specimen shrubs and trees.

The front garden has ample gravel parking for a number of vehicles. It is bordered by hedging and well stocked flowerbeds with a variety of mature shrubs. Electric vehicle charging point. Outdoor tap. Graveled path to side providing access to the rear garden.

GARDEN ROOM 2.04m x 2.54m

Tile effect vinyl flooring. Large uPVC double glazed picture window looking across the garden to the Dee and Galloway hills beyond. uPVC double glazed window to side. Built in roller blind. French doors with vertical blinds. Power. Wall lights. Free standing drinks cooler.

GARAGE 3.23m x 6.46m

Electric up and over door. Concrete floor. uPVC double glazed window to side. Loft access hatch. Floored loft with power and natural and artificial light. Fluorescent strip lights.

BURDENS

The Council Tax Band relating to this property is F.

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, 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/MACLC01-05





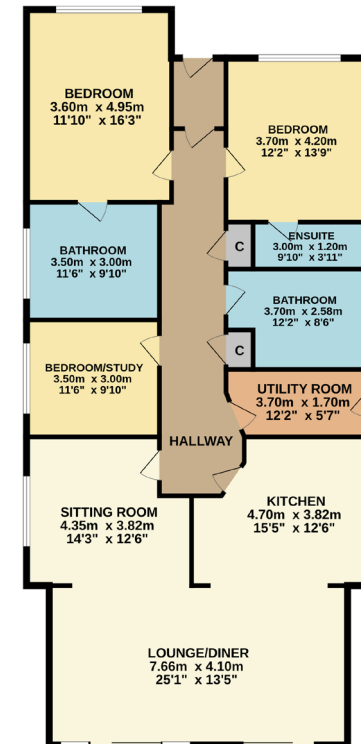
PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
 Williamson & Henry is a trading name of Williamson & Henry LLP which 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.

www.williamsonandhenry.co.uk

Produced and Printed by Digital Typeline tel: 0131 657 1001

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency on the given date.
 Made with Metreux 62024