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Solicitors & Estate Agents



HIGH BORELAND COTTAGE

CULDOACH ROAD, KIRKCUDBRIGHT, DG6 4LU

Detached country cottage on the edge of Kirkcudbright in need of modernisation.



Accommodation:

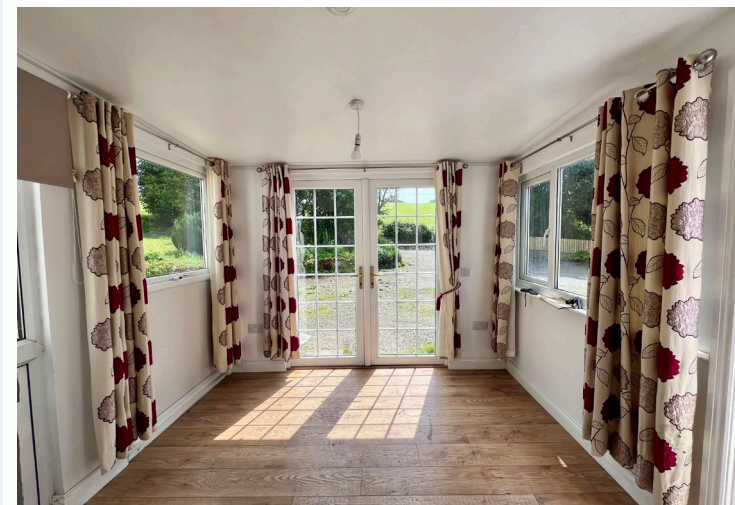
Ground Floor:

Reception Hallway
Double Bedroom
Double Bedroom
Shower room
Sitting Room
Kitchen
Garden Room

Outside:

Large Garden.
Off street parking.

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High Boreland Cottage is a well-positioned detached country cottage on the outskirts of Kirkcudbright. The property is well positioned in a generous plot with well stocked country garden to front and generous rear garden and off street parking to rear.

Although in need of upgrading and modernisation the current owners have installed a new boiler recently and replaced some windows.

The property benefits from bright spacious rooms throughout, and subject to appropriate planning consents would be suitable for extending if desired.

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 uPVC double glazed front door from front garden into:-

RECEPTION HALLWAY 1.00m x 5.28m

Bright reception hallway with natural light from a large uPVC double glazed tilt and turn window to front with deep sill beneath. Built in cupboard with shelving. Danfoss central heating thermostat control. Ceiling light. Loft access hatch. Smoke alarm. RCD consumer unit. Electric meter. Radiator. Concrete floor. Doors lead off to all main rooms.

DOUBLE BEDROOM 3.21m x 4.75m

Radiator. 2 uPVC double glazed tilt and turn windows to front overlooking garden with curtain. Ceiling light. Stripped wooden floorboards.

DOUBLE BEDROOM 2.94m x 3.18m

uPVC double glazed tilt and turn window to rear with deep sill beneath. Radiator. Built in cupboards with shelving. Ceiling light. Stripped wooden floorboards.

SHOWER ROOM 1.66m x 2.69m

Recently installed modern shower room. Suite of white wash hand basin inset in vanity unit providing storage, W.C. and large walk in shower cubicle with respatex style wall panelling and Triton electric shower. uPVC obscure glazed tilt and turn window to rear with roller blind above. Radiator. Mirror. Towel rail. Ceiling light. Wood effect laminate flooring.



SITTING ROOM 4.32m x 3.41m widening to 3.67m

2 uPVC double glazed tilt and turn windows to front with deep sill beneath and curtain pole. Open fireplace with tiled surround and hearth. Wall lights. Ceiling light. Smoke alarm. Radiator. Concrete floor. Doorway from sitting room leading into:-

KITCHEN 1.95m x 5.17m

Good sized kitchen in need of complete refurbishment. Fitted kitchen units with laminate work surfaces. Stainless steel sink with mixer tap above. Large built in corner pantry cupboard. Drayton thermostatic controller. Radiator. 2 uPVC tilt and turn windows to front with roller blinds above. Fluorescent strip light. Smoke alarm. Vinyl flooring. uPVC double glazed door leading into:-

GARDEN ROOM 2.68m x 3.00m

uPVC double glazed French doors leading out to rear garden. uPVC double glazed windows on three walls. Large shelved cupboard housing Ideal combi boiler and shelving (1.15m x 1.66m). Ceiling light. Concrete floor. Wooden door leading to garden.

BURDENS

The Council Tax Band relating to this property is a band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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/CAMPA04-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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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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