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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 14 DRUMBLANE STRAND

KIRKCUDBRIGHT, DG6 4EX

Spacious detached bungalow in quiet residential area.



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## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Double Bedroom 1  
Double Bedroom 2  
Bathroom  
Inner Hallway  
Dining Room  
Kitchen  
Rear Vestibule / Utility Area

### Outside:

Patio area. Front and Rear Gardens. Large Garage. Driveway.



14 Drumblane Strand is a well-proportioned detached bungalow located in a quiet residential location a short distance away from all local amenities.

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 wooden storm doors from front garden into:-

### ENTRANCE VESTIBULE **1.48m x 0.87m**

Spacious front entrance with Tiled floor and Wooden glazed door leading into reception hallway. Wooden glazed side panels providing additional natural light. Ceiling light.

### RECEPTION HALLWAY **1.92m x 5.30m**

Wide reception hallway. Radiator. BT telephone point. Horstmann central heating controller. Ceiling light. Loft access hatch. Doors leading off to sitting room, two double bedrooms and bathroom. Fitted Carpet.

### SITTING ROOM **4.58m x 6.50m**

Good sized front facing reception room benefiting from an abundance of natural light from a large uPVC double glazed bay window overlooking the front garden with curtain track and curtains above. Radiator. 2 further wood frame aluminium double glazed windows to side provide further natural light with curtain track and curtains above. Feature fireplace with tiled hearth and surround and gas fire. 2 wall lights. 2 ceiling lights. Ceiling cornicing. Smoke alarm. TV aerial point. Fitted carpet.

### DOUBLE BEDROOM 1 **4.40m x 3.98m**

uPVC double glazed picture window to front with curtain track and curtains above. Built in cupboard providing useful additional storage. Ceiling cornicing. Ceiling light. Smoke alarm. Front facing. Fitted carpet. Radiator.

### DOUBLE BEDROOM 2 **3.98m x 4.23m**

Rear facing. Fitted carpet. Radiator. Built in cupboard providing useful additional storage. uPVC double glazed picture window to rear with curtain track and curtains above. Built in wardrobes. Ceiling cornicing. Walk in shower cubicle with tiled splash backs and Triton electric shower above. Ceiling light. Dimplex wall mounted fan heater.

### BATHROOM **2.14m x 2.11m**

Suite of white wash hand basin, W.C. and bath with tiled splash backs. Obscure uPVC double glazed window to rear. Curtain track and curtains above. Towel rail. Radiator. Ceiling light. Tile effect vinyl flooring.

### INNER HALLWAY **1.05m x 3.38m**

Fitted carpet. Ceiling light. Door leading off to dining room and rear vestibule.

### DINING ROOM **3.43m x 2.77m**

Fitted carpet. Radiator. Wooden double glazed window to side with curtain track and curtains above. Built in cupboard with shelving. Further built in cupboard housing gas fired boiler. TV aerial point. Ceiling light. Ceiling cornicing. Sliding glazed door into:-

### KITCHEN **1.60m x 4.31m widening to 2.80m**

Bright L Shaped kitchen with a good range of Shaker style cream fitted kitchen units and Laminate work surface. Tiled splash backs. Stainless steel sink with double drainer to side. Mixer tap above. uPVC double glazed window to side with roller blind above. 2 sets of ceiling spotlights. uPVC double glazed window to rear. Integrated Bosch electric oven. Integrated four gas burner hob. Extractor above. Space for under counter fridge. Space for under counter freezer. Radiator. Tile effect vinyl flooring. Sliding door from kitchen into:-

### REAR VESTIBULE / UTILITY AREA **2.84m x 1.85m**

Tile effect vinyl flooring. Radiator. uPVC double glazed window to rear with curtain track and curtains above. Ceiling light. Wooden door leading out to rear garden.

### Outside

Concrete patio immediately adjacent the rear of the property. Bordered by walls. Further wild garden area beyond bordered by hedging. Concrete path leads from the rear of the property round to the front.

There is also ownership of a one third share of an area of ground of about 1/6 of an acre lying to the rear of the property.

### LARGE GARAGE **9.38m x 2.99m**

The garage is over two car lengths long, so there is plenty of room for using the rear for storage or perhaps as a workshop and parking a car towards the front. Concrete floor. Up and over door. Window to side. Ceiling light. Pedestrian door to rear accessed directly from the garden. Electric points.

Front garden is mainly laid to gravel interspersed with wild flowers. Driveway with ample parking for a number of vehicles.

### BURDENS

The Council Tax Band relating to this property is a Band E.



### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band 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.

### MISCELLANEOUS

It may be possible to extend into the attic space subject to obtaining appropriate planning consent.

### 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](mailto:property@williamsonandhenry.co.uk)).

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

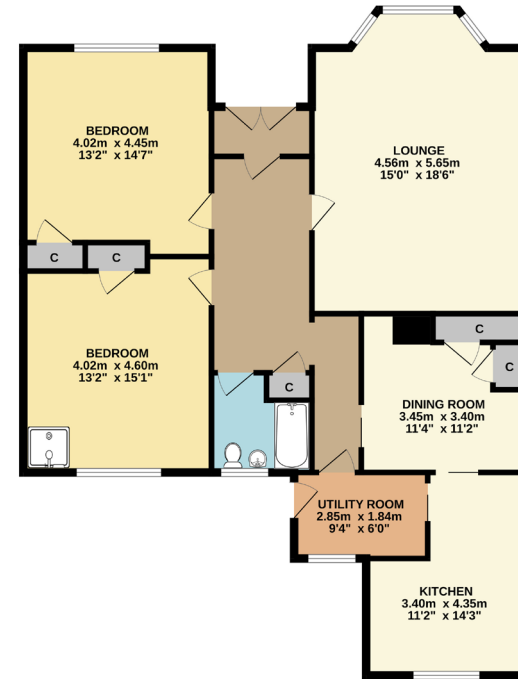
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/ORR02-02





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of this 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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