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Solicitors & Estate Agents



3 CANNEE CHASE

KIRKCUDBRIGHT, DG6 4DB

Attractive three bedroom family home with bright spacious accommodation throughout.



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Accommodation:

Ground Floor:

Entrance Hall
Bathroom
Double Bedroom front
Double Bedroom rear
WC

Mezzanine:

Snug/Dining Room
Kitchen
Utility Room

Upper level:

Master Bedroom
Ensuite
Sitting Room

Outside:

Garden. Double Garage.
Workroom/Store.



3 Cannee Chase is a characterful split level home with providing bright spacious accommodation throughout ideal for modern living. This delightful family home is situated in the popular Longacres residential development towards the south of Kirkcudbright, a short distance 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

Accessed via paved path through hard wood door with stainglass glazing and glazed panel to side into:-

ENTRANCE HALL **5.46m x 1.93m**

The bright and airy hallway enjoys full ceiling height which adds to the sense of space. A Velux window provides additional natural light. Wooden effect laminate flooring. Carpeted staircase leading up to main reception hallway. Walk in cupboard ideal for coats and jackets which is handily located near the front entrance. Further walk in storage cupboard adjacent to bedrooms providing useful additional storage.

BATHROOM **2.81m x 2.18m**

Bright spacious family bathroom with contemporary suite of White W.C. and wash hand basin inset into built in vanity unit providing useful storage. Kidney shaped bath with curved shower screen with Aqualisa mixer shower over and tiled surround. Fixed bathroom mirror with built in lighting. Shaver point. Extractor fan. Electric chrome heated towel rail. Parquet effect vinyl flooring. Recessed ceiling spotlights. Coat hooks. Two obscure glazed windows providing natural light with roller blinds above.

DOUBLE BEDROOM **3.96m x 3.25m**

Two double glazed windows to front overlooking garden with curtain pole and curtains above. Built in double wardrobe with hanging rail and shelving. Rustic Oak effect vinyl flooring.

DOUBLE BEDROOM REAR **3.97m x 2.97m**

Overlooking the side garden two double glazed windows with curtain pole and curtains above provide ample natural daylight. Double wardrobe with hanging rail and shelving. Rustic oak effect vinyl flooring.

WC **1.73m x 1.36m**

Handily positioned cloakroom with White Dual flush W.C. and pedestal wash hand inset into contemporary fitted vanity unit. Extractor fan. Tiled to waist height. Coat hooks. Vinyl floor.

Mezzanine Level Accommodation

Carpeted staircase comprising of six steps with wooden hand rail and bannister leads up to the mezzanine floor. Double wooden glazed doors from the landing open into:-

SNUG /DINING ROOM **3.72m x 3.34m**

Located at the rear of the property enjoying a pleasant outlook across the garden. This bright room enjoys direct access out to the garden through two hardwood double glazed doors with blinds above. A good sized double glazed picture window to side with blinds above provide additional natural light. Rustic Oak effect vinyl flooring. Opens at side to:-

KITCHEN **3.67m x 3.35m**

A good range of fitted Kitchen units with laminate work surfaces and tiled splash backs. Built in four burner gas hob with Neff stainless steel chimney style extractor hood above. Eye level built in Neff double oven and grill. Integrated fridge freezer. Integrated Neff dishwasher. Stainless steel one and half bowl sink with mixer tap and drainer to side. Three rear facing double glazed windows provide a pleasant outlook across the rear garden. Rustic Oak effect vinyl floor to match the dining room. Recessed LED ceiling spotlights. Doorway leading to:-

UTILITY ROOM **3.78m x 1.61m**

Generous utility room with a number of fitted kitchen units with laminate work surfaces and tiled splash backs. Stainless steel sink with drainer and mixer tap. Space and plumbing for washer/dryer. Worcester Greenstar Highflow 440 gas central heating boiler. Loft access hatch. Window to side with net curtains above. Oak effect vinyl floor. Underfloor heating. Wooden glazed door leading out to rear garden. Extractor fan. Recessed LED ceiling lights.

Upper Floor Accommodation

Three carpeted steps lead up from the mezzanine hall to the right hand side. The upper landing has doorways leading off to:-

MASTER BEDROOM **6.38m x 3.61m**

Bright and spacious master bedroom with an abundance of natural light from two large hardwood windows to front and two further windows to rear. Two built in wardrobes with hanging rail and shelving. Fitted Carpet. Doorway opening into:-

ENSUITE **4.56m x 1.91m**

Very spacious En-suite shower room. Partially coomed ceiling. Suite of White wash hand basin, dual flush W.C. inset into contemporary shaker style vanity unit providing useful additional storage. Shaver point. Fully tiled walk in shower area fitted with mixer shower and shower screen. Velux window to front. Slate effect vinyl flooring.

SITTING ROOM **6.35m x 3.69m**

This bright and spacious sitting room has an abundance of natural light thanks to the generous area of glazing to the front incorporating sliding doors which open out to the balcony. The elevated position of the sitting room means that this room enjoys a fine view across the roofs of houses opposite to farmland beyond. Flame effect gas fire set over a polished stone hearth with polished stone surround with wooden mantel over. Two wall lights. Carpet. Curtains.

Outside

DOUBLE GARAGE **5.33m x 5.25m**

The integral double garage has an up and over door, concrete floor and benefits from electric power and light. To the rear a door leads to:-

WORKROOM/STORE **5.33m x 1.75m**

Wash hand basin with drainer to side and work unit to one end of the room. Concrete floor. Generous storage. Electric light.

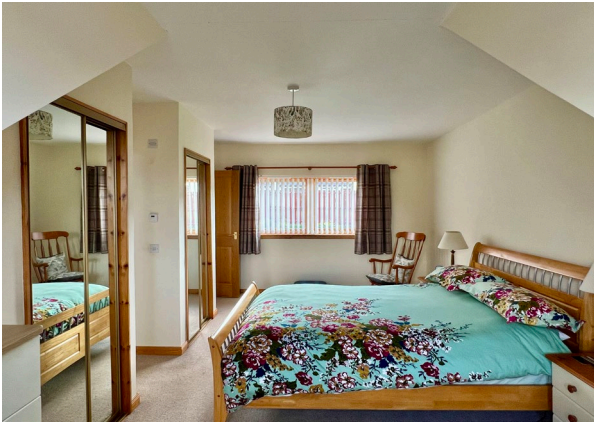
GARDEN

To the front of the garage is a generous gravelled parking area and to either side of this the front garden is laid to grass with a paved path leading to the front door. A gravel path continues round the house and there are steps with hand rail leading up to the rear garden, with gravel path continuing round to a rear patio outside the dining room. The remainder of the garden is laid to grass. There are two exterior lights to the rear, one adjacent to the door leading from the utility room and one adjacent to the double doors leading from the dining room.

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

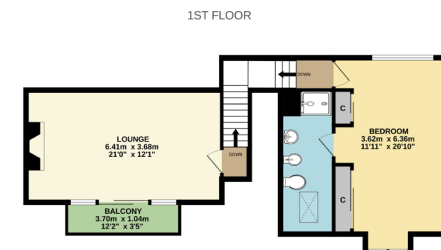
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/W0THW01-02



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