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Solicitors & Estate Agents



INVERDEE

TONGLAND ROAD, KIRKCUDBRIGHT, DG6 4UR

Well positioned architect designed 4 bedroom detached bungalow with an internal floor area of approximately 170m² on a plot extending to approximately 0.6 acres overlooking the River Dee.



Accommodation:

Ground Floor:

Entrance Porch
Hallway
Study/Office Area
Double Bedroom with en-suite
Sitting Room
Open plan family/dining area
Kitchen
Utility Room
Inner Hallway
Cloak Room
Family Bathroom
3 Further Bedrooms

Garden. Double garage.
Parking for several cars.

www.williamsonandhenry.co.uk



Inverdee is an architect designed 4 bedroom detached bungalow located on the outskirts of Kirkcudbright within a large plot extending to approximately 0.6 acres. This delightful bungalow offers well-proportioned light, bright modern and flexible family accommodation throughout and enjoys a delightful outlook to the west across the River Dee. Viewing highly recommended.

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 garden through a solid wooden door with large side double glazed window into:-

ENTRANCE PORCH 2.38m x 1.93m (7'9" x 6'3")

Curtain track and curtain above front door and window. Built-in cupboard with coat hooks and hanging rail. Ceiling light. Radiator with thermostatic valve. Wood-effect parquet floor. Wooden 15 pane glazed door with obscure glazed panels at either side leading into:-

HALLWAY WITH OPEN PLAN OFFICE AREA

Ceiling cornicing. Ceiling light. Smoke alarm. Radiator with thermostatic valve with radiator shelf above. Thermostat control. Carpet. Doorways leading to inner hallway and all main living accommodation.

STUDY/OFFICE 1.69m x 1.38 (5'5" x 4'5")

Ceiling light. Carpet.

DOUBLE BEDROOM WITH EN-SUITE 3.87m x 3.62m (12'8" x 11'10") (Lengthening to 5.12m)

Double glazed window with venetian blinds, curtain pole and curtains to front and uPVC double glazed window to side with Venetian blinds. Built-in wardrobes with mirrored doors. Recessed ceiling spot light. Radiator with thermostatic value. Carpet. Doorway leading into:-

EN-SUITE 3.61m x 1.31m (11'10" x 4'3")

White wash-hand basin and W.C inset in vanity unit and shelving with marble work surface. Back lit vanity mirror. Large walk-in shower with Mira electric shower. Tiled from floor to ceiling. Recessed ceiling spot lights. Chrome heated towel rail. Fan heater. Double glazed window with venetian blind. Vinyl floor.

SITTING ROOM 5.09m x 4.23m (16'8" x 13'10")

Enter through 15 pane glazed wooden door. Dual aspect corner window with Venetian blinds, curtain pole and curtains. Inset wood burning stove with marble hearth. Ceiling light. 2 Radiators with thermostatic valve. TV aerial point. Carpet. Double glazed doors with curtain pole and curtains leading out to terrace and decking area to rear.

OPEN FAMILY/DINING ROOM 7.65m x 4.72m (25'1" x 15'5") (narrowing to 3.45m)

Enter through 15 pane glazed wooden door. Ample space for a dining table, and also for a seating area, with one end of the room glazed on three sides, enjoying the outlook over the wonderful garden to the River Dee. Double glazed French doors opening out to the wrap around decking/terrace area. Venetian Blinds. Recessed ceiling spot lights. Oak floor. Two radiators. Large opening leading into:-

KITCHEN 4.14m x 4.02m (13'6" x 13'2")

One wall with double glazed picture windows with vertical blinds giving a superb view over the rear garden. Radiator with thermostatic valve. Light oak-effect fitted kitchen units with light grey work surface and tiled splash-back. White one and a half bowl sink with mixer tap. Recessed LED ceiling lights. Under cupboard down-lighters. Useful breakfast bar sitting area. Integrated dish-washer. Fridge. Induction hob with stainless steel extractor hood above. Built-in Beko double oven. Large larder cupboard. Radiator with thermostatic valve. Tile-effect vinyl flooring. Doorways leading to inner hallway and into utility room.

UTILITY ROOM 3.86m x 2.63m (12'7" x 8'7")

Ample storage space with a variety of fitted kitchen units with Formica work surface. Stainless steel sink with mixer tap and drainer. Double glazed window to rear. Tiled splash-back. Worcester central heating boiler. Radiator with thermostatic valve. Wooden clothes ceiling pulley. Plumbing for washing machine. Space for tumble dryer and freezer. Tile-effect vinyl flooring.

INNER HALLWAY (L-Shaped) 5.72m x 5.22m x 1.8m (18'9" x 17'1" x 5'10")

The inner hallway has fitted carpet. Doorways leading off to remaining bedrooms and family bathroom and cloak room. Radiator with thermostatic valve.

CLOAK ROOM 2.35m x 1.30m (7'8" x 4'3")

Tiled from floor to ceiling. Suite of white W.C. and wash-hand basin with mixer tap. Vanity mirror with glass shelf beneath. Radiator with thermostatic valve. Tile-effect vinyl flooring.

FAMILY BATHROOM 3.07m x 2.30m (10' x 7'6")

Suite of white W.C, wash-hand basin, bidet and bath. P-shaped bath with mixer tap and curved shower screen with mains shower above. Tiled from floor to ceiling. Sink inset into a white vanity unit with mixer tap above. Shaver point and shaving light. The bidet and W.C. are inset into further vanity unit with surface above providing additional storage. Cork tiled floor.

DOUBLE BEDROOM 2 3.59m x 3.45m (11'9" x 11'3")

Side facing large picture window with curtain track and curtains. Built-in wardrobes with mirror doors. Radiator with thermostatic valve. Ceiling light. Carpet.

DOUBLE BEDROOM 3 3.54m x 3.32m (11'7" x 10'10")

Ceiling light. Radiator with thermostatic valve. Side facing large double glazed picture window with curtain track and curtains above. Carpet.

BEDROOM 4 3.48m x 2.27m (11'5" x 7'5")

Dual aspect window to front and side. Ceiling light. Radiator with thermostatic valve. Carpet.

OUTSIDE

Ample parking for several vehicles.



GARAGE

Spacious double garage with "up and over" door and internal lighting and power sockets.

Garden

This property benefits from wrap around gardens.

The front garden is mainly laid to gravel with mature shrubs offering a variety of colour all year round with a paved path and gravel leading to the rear of the property.

The rear garden area has a delightful wrap round decking area which can be accessed directly from the sitting room and family room. This is a wonderful spot overlooking the garden towards the River Dee for alfresco dining. The remaining garden to the side of Inverdee is mainly laid to lawn with mature shrubs and can also be accessed from the utility room. 2 Outside Taps. Exterior power point.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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/SM/KINSA01-01



GROUND FLOOR



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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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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