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WILLIAMSON
& HENRY
Solicitors & Estate Agents



LYNCAIRN

TONGLAND ROAD, KIRKCUDBRIGHT, DG6 4UT

Well-presented detached bungalow enjoying an elevated position a short distance away from all local amenities.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Dining Room
Sitting Room
Kitchen
Laundry/Garden Room
Shower Room
Double Bedroom 1
Double Bedroom 2

Outside:

Front & Rear Garden
Off Street Parking
Garage

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Lyncairn is a well-proportioned bright and spacious detached bungalow located in an elevated position enjoying a fine outlook and within easy reach of 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 from the front garden through uPVC obscure glazed door into:-

ENTRANCE VESTIBULE

Tiled flooring. 15-pane glazed door leading into:-

RECEPTION HALLWAY

Bright reception hallway with doorways leading off to all main rooms. Large double built-in cupboard with sliding doors, hanging rail, shelving and light. Ceiling light. LED spotlights. Loft access hatch. Central heating controller. Fitted carpet. Radiator with thermostatic valve.

DINING ROOM 4.77m x 4.34m

Light and airy front-facing reception room with ample natural light from large uPVC double glazed bay window with blinds overlooking the front garden. Radiator with thermostatic valve. Recessed alcove with shelving and built-in cupboard. Ceiling light and recessed LED spotlights. Fitted carpet.

SITTING ROOM 4.78m x 3.97m

Further light and airy front facing reception room with ample natural light from a large uPVC double glazed bay window to front with pelmet, curtain track and curtains. Recessed alcove with cupboard. Radiator with thermostatic valve. Fitted carpet. Ceiling cornicing. Ceiling light and recessed LED spotlights.

KITCHEN 3.08m x 4.23m

Good range of white high gloss fitted kitchen units with wooden butcher block work surfaces. Tiled splash backs. Stainless steel 1½ bowl sink with mixer tap. uPVC double glazed tilt and turn window with roller blind. Four burner integrated gas hob. Hoover stainless steel chimney style extractor fan. Built-in eye level electric double oven. Fridge freezer. Small uPVC double glazed window to side. Carbon monoxide detector. Wall-mounted cupboard housing RCD consumer unit and electric meter. Radiator with thermostatic valve. Wood-effect laminate flooring. Ceiling light. uPVC double glazed door leading to utility/garden room.

UTILITY/GARDEN ROOM 2.59m x 4.71m

White high gloss fitted kitchen units with wooden butcher block work surfaces. Stainless steel sink with drainer and mixer tap. Polycarbonate roof. uPVC double glazed window overlooking the rear garden with roller blind above. Ceiling light. Wood-effect laminate flooring. uPVC double glazed door leading out to rear garden.

SHOWER ROOM

Modern shower room with vinyl anti-slip flooring. Built-in bathroom cabinets providing useful additional storage. Recessed LED ceiling spotlights. Large walk-in shower cubicle with tiled splashbacks with mains shower attachment above. White W.C. White wash hand basin inset into modern vanity unit with mixer tap. Obscure uPVC double glazed window with roller blind. Fixed bathroom mirror. Wall-mounted fan heater. Chrome heated towel rail.

DOUBLE BEDROOM 1 3.17m x 3.04m

Spacious rear facing double bedroom enjoying a pleasant outlook across the garden. uPVC double glazed window with curtain pole and curtains above. Radiator with thermostatic valve. Recessed LED ceiling spotlights and central ceiling spotlight. Fitted Carpet.

DOUBLE BEDROOM 2 3.06m x 4.15m

Overlooking the rear garden this bright double bedroom benefits from natural light from a large uPVC double glazed window to rear with curtain pole and curtains. Built-in cupboard providing additional useful storage. Radiator with thermostatic valve. Recessed LED ceiling spotlights and central ceiling spotlight. Fitted carpet.

OUTSIDE

FRONT GARDEN

Generous tarmac driveway leads up from Tongland Road with ample parking to front and side for a number of vehicles. The front garden is mainly laid to lawn bordered by stone dyke wall to front and fencing to side. Well established flower beds to front.

The rear garden can be accessed directly from the driveway and the house and provides a sheltered private garden space with paved patio ideal for alfresco dining. Mainly laid to gravel for ease of maintenance interspersed with well-established shrubs and perennials.

GARAGE 3.30m x 5.60m

Garage with up and over door. Ceiling light. Concrete floor.

BURDENS

The Council Tax Band relating to this property is E.

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

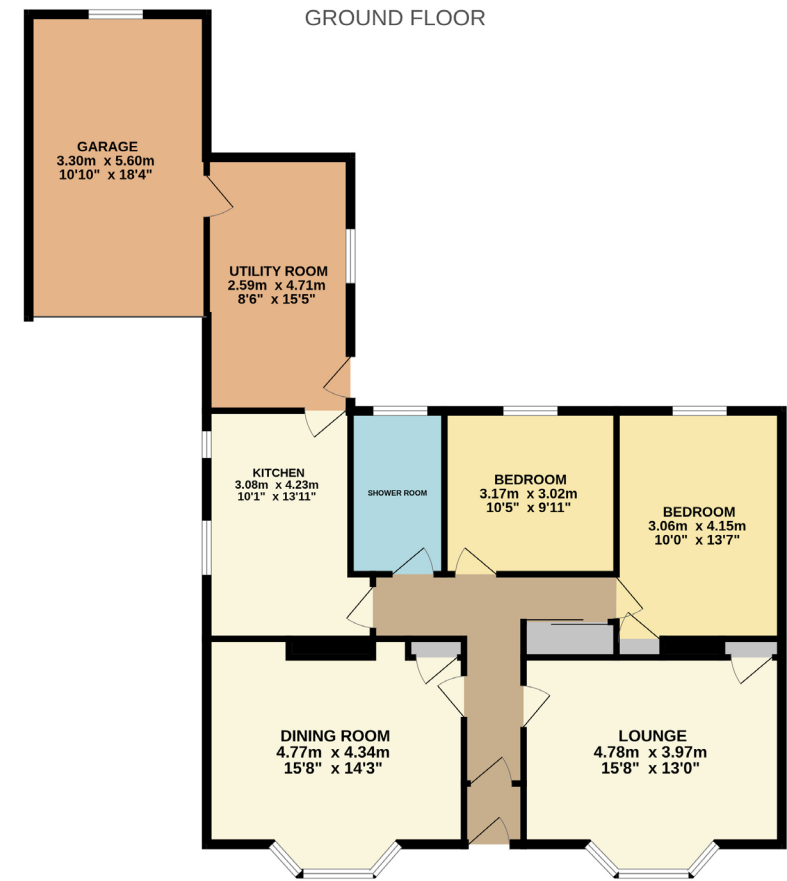
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/LM/FranB01-03



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