



WILLIAMSON
& HENRY
Solicitors & Estate Agents



4 MOUNT PLEASANT ROAD

KIRKCUDBRIGHT, DG6 4HG

Well-proportioned detached bungalow located in a quiet residential area of Kirkcudbright providing spacious accommodation throughout.



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Accommodation:

Ground Floor:

Sun Porch
Reception Hallway
Double Bedroom 1
Double Bedroom 2
Bathroom
Dining Kitchen
Sitting Room

First Floor:

Landing
Double Bedroom 3
Double Bedroom 4

Outside:

Front and rear gardens.
Garage. Driveway. Shed.
Boiler Room.



4 Mount Pleasant Road is a well-proportioned, light, bright dormer bungalow offering spacious flexible accommodation throughout which is sure to suit a number of different buyers. Located in a quiet residential area in Kirkcudbright this delightful family home is 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 swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

ACCOMMODATION

Entered through uPVC double glazed door from front garden into:-

SUN PORCH 1.78m x 2.88m

uPVC double glazed windows on 2 walls. Internal double glazed window into reception hallway. Tiled floor.

RECEPTION HALLWAY 4.23m x 3.21m narrowing to 1.51m

Bright spacious hallway with doors leading off to all main ground floor accommodation. Understair storage cupboard. Ceiling light. Smoke alarm. Radiator with thermostatic valve. Carpet. Carpeted staircase leading to first floor level.

DOUBLE BEDROOM 1 3.95m x 4.08m

UPVC double glazed window to front. Built-in cupboard providing useful additional storage. Ceiling light. Radiator with thermostatic valve. Carpet.



DOUBLE BEDROOM 2 3.98m x 3.47m

uPVC double glazed window to rear with curtain pole. Built-in wardrobe providing useful additional storage. Ceiling light. Carpet.

BATHROOM 2.86m x 1.98

Contemporary bathroom with white wash hand basin, W.C. and bath. Shower cubicle with electric shower above. uPVC obscure glazed window. Heated towel rail. Vinyl anti-slip floor.

DINING KITCHEN 4.46m x 5.93m

Bright spacious open plan dining kitchen with a good range of white fitted kitchen units. Laminate work surfaces. Stainless steel sink with mixer tap and drainer to side. Tiled splashbacks. Space for freestanding electric cooker. Plumbing for washing machine. uPVC double glazed window to rear. uPVC double glazed door leading out to rear garden. Good sized dining area with uPVC double glazed window to rear and panoramic window to side. Radiator. Ceiling lights. Vinyl floor.

SITTING ROOM 4.80m x 4.52m

Spacious and light front facing sitting room. Large uPVC double glazed window. Radiator with thermostatic valve. Ceiling light. Carpet.

Carpeted staircase leading to first floor level

First floor level

LANDING 0.83m x 0.83m

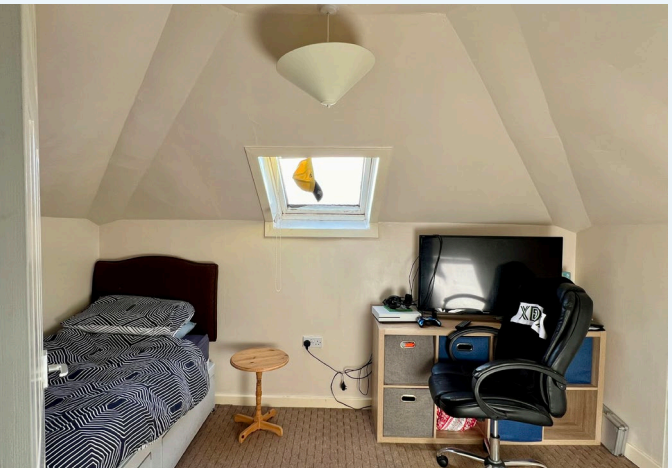
Smoke alarm. Fitted carpet.

DOUBLE BEDROOM 3 4.65m narrowing to 3.56m x 3.36m

uPVC double glazed window to front. Under eaves storage cupboard. Radiator with thermostatic valve. Carpet. Ceiling light.

DOUBLE BEDROOM 4 3.67m x 2.37m

Velux window to side. Under eaves storage cupboard. Radiator with thermostatic valve. Carpet. Ceiling light.



OUTSIDE

Front Garden

Mainly laid to gravel with concrete driveway. Paved path leading round to rear of property. Shed.

Rear Garden

Mainly laid to gravel and paving for ease of maintenance. Paved path leads round to rear garden and back door.

Boiler Room

Fitted kitchen units with laminate work surfaces providing useful additional storage. Stainless steel sink with mixer tap. Concrete floor. Ceiling light.

Garage

Previously a double, the garage is currently used as a single garage and workshop area but could easily be converted back to a double garage. Florescent strip lights. Up and over garage door to front. uPVC double glazed window to front. Concrete floor.

BURDENS

The Council Tax Band relating to this property is E.

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.”

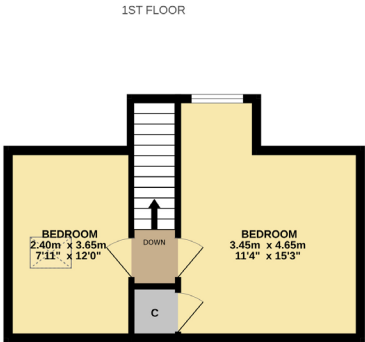
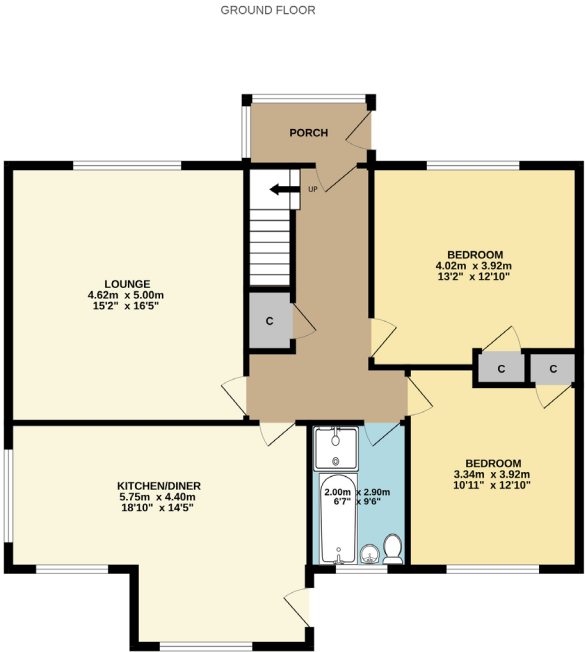
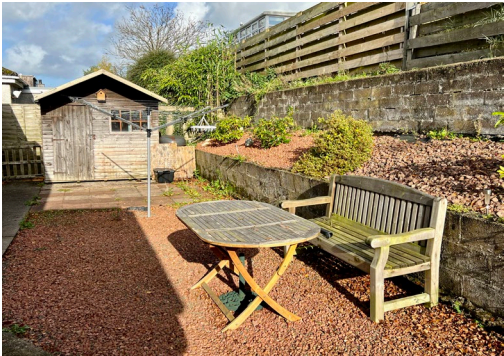


General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/SM/MARTS04-02



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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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 to 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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