



WILLIAMSON  
& HENRY  
Estate Agents







# 9 STIRLING ACRES ROAD

KIRKCUDBRIGHT, DG6 4EY

Well proportioned bungalow in peaceful location

## Accommodation:

### Ground Floor:

Front Porch  
Hall  
Sitting Room  
Conservatory  
Dining Room  
Utility Cupboard  
Kitchen  
Double Bedroom 1  
Double Bedroom 2  
Shower Room  
Double Bedroom 3

### Outside:

Front and Rear Garden. Garage.

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9 Stirling Acres Road is a spacious detached bungalow enjoying a peaceful location in a residential area. While it would benefit from general modernisation and redecoration, it has considerable potential with accommodation all on one level and the benefit of gas central heating, uPVC double glazing, good built-in storage, three good sized bedrooms, sitting room, separate dining room, kitchen and conservatory.

In addition to the garage attached to the property, 9 Stirling Acres Road benefits from extensive areas of hard standing for parking: a real benefit for those with a caravan, motorhome, or boat.

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

FRONT PORCH 3.01m x 0.87m

Entered through a uPVC double glazed door with letterbox and double glazed panels to either side with decorative glazing above. Tiled floor. Inner wooden door with patterned glass panel opens to:-



HALL 4.12m x 3.58m

With borrowed light from windows to either side of the door opening to the front porch, each with vertical blinds. Three built-in storage cupboards, one shelved with further cupboard space above, the second with hanging rail and shelf with further cupboard space above, and a third built-in shelved cupboard. Carpet. Radiator with thermostatic control.

SITTING ROOM 4.33m x 3.67m

Front facing window with vertical blinds and curtains. Fireplace with wooden mantle, tiled hearth and metal surround, currently fitted with electric fire which is included in the sale. Radiator with thermostatic control. Carpet. Patio door in end wall with glazed side panel opening to:-

CONSERVATORY 4.08m x 2.40m

Two walls mainly use the existing walls of the house. The remaining walls have dwarf wall of 60cm in height to lower part and double glazed panels above. Pitched polycarbonate roof. Electric panel heater. Vertical blinds.

DINING ROOM 4.00m x 2.44m

Accessed from the sitting room, an arched opening leads on through from the dining room to the kitchen. Two full height shelved cupboards with further cupboard space above. Radiator with thermostatic control. Carpet. Door at the end of the dining opening to:-

UTILITY CUPBOARD 2.44m x 1.39m

Space and plumbing for washing machine. Storage shelving. The Gas meter is situated here.

KITCHEN 4.86m x 2.73m

A bright room fitted with floor and wall units and with windows in two of the walls each with vertical blinds. South facing window with double drainer sink fitted with mixer tap beneath. Radiator with thermostatic control. Vinyl floor to



main part with carpet towards dining room. Potterton Promax Combi HE plus gas central heating boiler. uPVC door with obscure glazed panel to upper part leading from the kitchen to the rear garden.

DOUBLE BEDROOM 1 4.29m x 3.33m

Front facing window fitted with vertical blinds and curtains. Radiator beneath. Built-in shelved cupboard to corner. Carpet.

DOUBLE BEDROOM 2 (Rear) 3.64m x 3.27m

Window with outlook to rear garden with curtains. Radiator with thermostatic control. Carpet.

SHOWER ROOM 2.14m x 1.90m

W.C, Wash hand basin fitted with mixer tap and generous corner shower cabinet fitted with mixer shower and integrated shelving. Rear facing obscure glazed uPVC window. Radiator with thermostatic control. Tiling to all walls. Carpet tiles.

DOUBLE BEDROOM 3 (Rear) 3.27m x 3.01m

Window with outlook to rear garden with curtains. Radiator with thermostatic control. Carpet.

OUTSIDE

GARAGE 7.83m x 2.97m

The attached garage is built of brick with a concrete floor. There is an up and over door to the front and pedestrian door to the rear. Towards the rear an area has been sectioned off to form a work area. Electric power and light. Shelving. Outside tap.





### Front Garden

To the front of the property most of the ground is laid to gravel or paving slabs for ease of maintenance with a concrete path along the front of the house. There is a drive in front of the garage and areas of hard standing at either end of the property which provide extensive off road parking, possibly suitable for a caravan, boat, or motorhome.

### Rear Garden

The rear garden is mainly laid to grass with areas of hard standing and a patio area immediately to the rear of the kitchen. There is also a former vegetable patch and site of a former greenhouse towards the south western corner of the garden.

### 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

### SPECIALIST REPORTS

The Home Report recommends further investigation and you should find further reports available online with the Home Report. If in doubt, please ask us for copies of the report by Solway Property Care and by the Structural Engineer, Alan Johnstone.

The Structural Engineer did not think that there is any recent movement at the property but recommended the installation of tell tales to be monitored over a period to check the position. Tell tales were installed in November 2024 and are being monitored.

### GENERAL ENQUIRIES, VIEWING & OFFERS

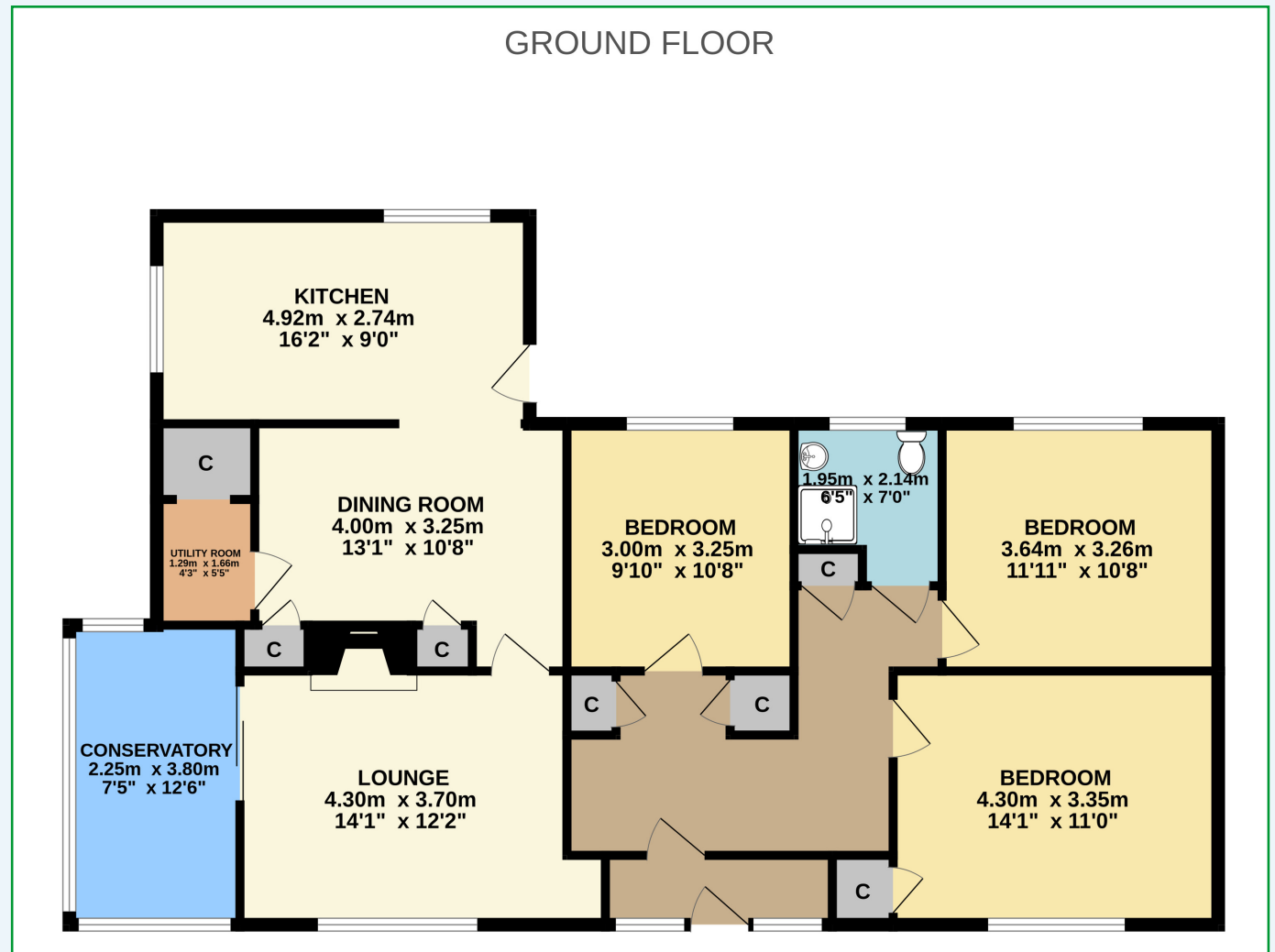
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/ES/RAED03-02







**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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