



WILLIAMSON
& HENRY
Solicitors & Estate Agents



GILLFOOT

DUNDRENNAN, KIRKCUDBRIGHT, DG6 4QH

Detached Galloway Cottage located in a tranquil edge of village location providing flexible spacious accommodation throughout.

Accommodation:

Ground Floor:

Kitchen
Sitting Room
Dining Room
Sun Room

First Floor:

Landing
Double Bedroom 1 (Right)
Double Bedroom 2
Bathroom
Double Bedroom 3 (Left)

Outside:

2 Outbuildings. Garage. Metal Shed.
Enclosed courtyard with patio. Log Store.
Garden and Parking.



Gillfoot is a delightful rural detached cottage providing well-proportioned and flexible accommodation throughout which is sure to suit a number of different buyers. This charming country cottage is well positioned within a large wraparound garden with mature trees and bordered by the 'Abbey Burn' to one side.

This lovely home enjoys a fine outlook to the front across the garden and neighbouring farmland to Dundrennan Abbey beyond.

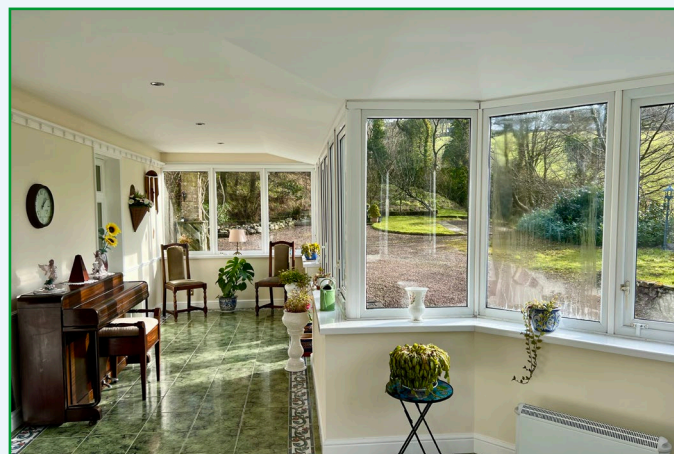
Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned 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.

Travelling from Kirkcudbright drive through Dundrennan along the A711 and turn right onto Fagra Road. Go past the national speed limit signs and over the bridge. There is track on the left with a sign at the end which says 'Gillfoot'

ACCOMMODATION

Accessed from the enclosed courtyard through UPVC obscure glazed door into:-



KITCHEN 4.07m x 2.85m

Light and airy Kitchen with a good range of Shaker style fitted Kitchen units with butcher block effect laminate work surfaces and tiled splash backs. Integrated Hotpoint electric hob with electric built-in oven. Extractor hood. A uPVC double glazed window with a pleasant outlook across the garden to stream beyond provides additional natural light. Cream ceramic 1 ½ bowl sink with mixer tap above and drainer to side. Under cupboard lighting. Central heating controller. Radiator. Smoke alarm and heat sensor. Ceiling spotlights. Beech effect laminate flooring. Wooden door leading to:-

SITTING ROOM 5.70m x 4.44m

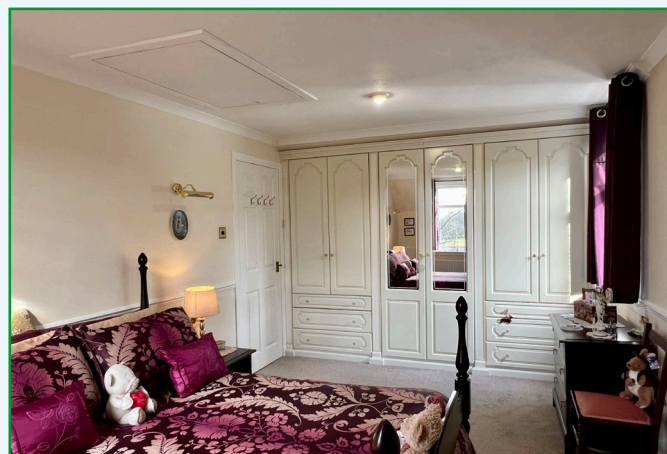
Well-proportioned sitting room which can be accessed directly from the kitchen, dining room and sun room. This lovely reception room has ample natural light and enjoys a pleasant view from 2 uPVC double glazed windows, with curtain track and curtains, overlooking the garden to stream beyond. An additional internal double glazed window to sun room provides additional natural light with curtain track and curtains. Hive heating controller. 2 radiators. Feature fireplace with multi fuel stove set on slate hearth with stone fireplace surround. Dado rail. Ceiling cornicing. Ceiling spotlights. Smoke alarm. Handy under stair area which could be used as additional storage or would make an ideal office area. Fitted carpet. Carpeted staircase with wooden handrail and bannister leading to first floor level.

DINING ROOM 2.98m x 4.42m

Accessed directly from the sitting room. uPVC double glazed window to side overlooking the garden with curtain track and curtains. An additional internal double glazed window to sun room provides additional natural light with venetian blind, curtain track and curtains. Ceiling spotlights. Dado rail. Radiator. Fitted carpet.

SUN ROOM 8.19m x 2.20m widening to 4.12m

Located to the front of the property is a spacious sun room which enjoys a fine outlook across the garden and neighbouring farmland to Dundrennan Abbey beyond. This light and airy room enjoys an abundance of natural light from uPVC double glazed windows on three walls with 2 sets of French doors giving



direct access out to the garden. Recessed LED ceiling spotlights. Ceramic tiled floor.

Carpeted staircase with wooden handrail and bannister leads from the sitting room to first floor level.

First Floor Accommodation

LANDING

Bright and spacious first floor landing. uPVC double glazed window enjoying fine views across the garden and neighbouring farmland with curtain track and curtains. Airing cupboard with built in shelving. Partially coombed ceiling. Smoke alarm. Ceiling spotlights. Dado rail. Radiator. Fitted carpet.

DOUBLE BEDROOM 1 (Right) 3.03m x 4.66m

Dual aspect uPVC double glazed windows to front and side with a pleasant outlook over the garden to the farmland beyond with curtain poles and curtains. 2 large built in wardrobes with drawers beneath and further built in wardrobe with mirrored door. Partially coombed ceiling. Ceiling cornicing. Ceiling spotlights. Wall lights. Loft access hatch. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 4.13m x 3.10m

This room is currently used as a study room by the current owners. Dual aspect uPVC double glazed windows to both sides enjoying fine views across the garden and neighbouring farmland. Radiator. Dado rail. Built in double wardrobes with mirrored doors. Built in drawers. Partially coombed ceiling. Ceiling spotlights. Fitted carpet.

BATHROOM 2.69m x 3.00m narrowing to 1.65m

Generous family bathroom with suite of white wash hand basin inset into vanity unit with tiled top and cupboard beneath, W.C. and corner bath with mixer tap and shower attachment. Fixed bathroom mirror. Shaver point. Wall light. White wood paneling to waist height. uPVC obscure glazed window to side. Further small uPVC double glazed obscure window to side. Extractor fan. Radiator. Partially coombed ceiling. Ceiling spotlights. Fitted carpet.



DOUBLE BEDROOM 3 (Left) 3.97m x 3.55m

Dual aspect uPVC double glazed windows to front and side with a pleasant outlook over the garden to the farmland beyond. 2 large built in wardrobes and further built in wardrobe with drawers beneath. Radiator. Partially coombed ceiling. Ceiling spotlights. Ceiling cornicing. Fitted carpet.

Outside

Gillfoot benefits from two useful outbuildings as well as the garage which could also be insulated and could be used as a home office, studio or gym.

OUTBUILDING 1

Entered through uPVC obscure glazed door from garden into:-

Utility Room 3.53m x 1.64m

Beech effect laminate flooring. Painted brick walls. Loft access hatch. Recessed LED ceiling spotlights.

W.C. 1.61m x 1.24m

Ceramic tiled floor. Painted brick walls. White W.C. Wall mounted cabinet. Window to side. Sliding door. Fusebox. Ceiling light.

GARAGE 3.70m x 5.51m

uPVC obscure glazed door leading from courtyard patio area into good sized garage. uPVC double glazed window to side. uPVC double glazed window to rear. Electric roller door. Ceiling light.

OUTBUILDING 2 1.92m x 4.31m

Concrete floor. Window to front. Window to rear. Fluorescent strip light. Currently used as a garden store.

GARDEN

Gillfoot benefits from a delightful private and peaceful country garden which is a haven for wildlife and birds. The property sits at the end of a private country single track driveway bordered by mature trees and fields leading to a large gravel parking area with ample space for a number of cars.

To one side of the driveway is a paved parking area previously used for a caravan with an electricity hook up point. The garden is mainly laid to lawn interspersed with well-established shrubs and a number of mature trees and perennials such as bluebells and snowdrops.

To the rear of the garden is an enclosed courtyard area with paved patio which can be accessed directly from the kitchen perfect for alfresco dining. Two Log Stores. Metal Shed. Oil tank. Outside Light. Outside Tap. Boiler room.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity and septic tank 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. 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/CAMPD01-05





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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