



**WILLIAMSON
& HENRY**

Solicitors & Estate Agents



ALDESSAN

10 MOUNT PLEASANT AVENUE, KIRKCUDBRIGHT, DG6 4HF

Well-presented detached three bedroom bungalow in quiet residential location.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Kitchen / Dining Room
Laundry Room
W.C.
Shower Room
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3

Outside:

Driveway. Single Garage.
Front and Rear Gardens.

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This delightful 3 bedroom home benefits from a light and spacious accommodation ideal for modern family living with large sitting room with an abundance of natural light overlooking the front garden and well-proportioned open plan Kitchen Dining area to the rear.

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 from front garden through uPVC double glazed door with glazed side panel into:-

ENTRANCE VESTIBULE

Howdens wood effect laminate flooring. Coat hooks with shelving above. uPVC double glazed window to side. uPVC obscure double glazed door with obscure double glazed side panel providing additional natural light opening into:-

RECEPTION HALLWAY 1.71m x 4.00m x 6.60m

Light and airy spacious reception hallway with doors leading off to all accommodation. Double built in cupboard with shelving. Two further built in cupboards one with shelving and single built in cupboard with coat hooks and shelving. Radiator. 2 ceiling lights. Loft access hatch. Smoke alarm. Howdens wood effect laminate flooring.



SITTING ROOM 4.61m x 5.07m widening to 5.39m

Bright and spacious front facing reception room enjoying a pleasant outlook across the front garden and an abundance of natural light from a large uPVC double glazed picture window with venetian blinds above. Feature inset fireplace with tiled hearth. Recessed alcove with built in shelving and cupboard beneath. 2 radiators. Ceiling light. Ceiling cornicing.

OPEN PLAN KITCHEN DINER 5.60m x 3.19m

Generous open plan kitchen diner ideal for modern family living. 2 large uPVC double glazed windows overlooking rear garden with blinds. 2 radiators. Corner shelving. Walk in pantry cupboard with built in shelving providing useful additional storage. Wooden glazed door leading to laundry room. Recessed LED ceiling spotlights. Ceiling cornicing. Smoke alarm. Heat sensor. Howdens wood effect laminate flooring.

Kitchen Area

The generous Kitchen area benefits from a good range of Howdens shaker style fitted kitchen units with wood effect laminate work surfaces. Marble effect splash backs. Stainless steel 1 ½ bowl sink with mixer tap above. AEG four burner gas hob with glass splash back. Stainless steel chimney style extractor hood above. Integrated Electric oven. Lamona integrated dishwasher. Space for freestanding fridge freezer.

LAUNDRY ROOM 1.58m x 2.60m

Conveniently located laundry room with plumbing for washing machine and space for tumble dryer. Wood effect laminate work surfaces. Wood paneling to chest height. Built in shelving. uPVC double glazed window with blinds. Potterton gas fired boiler. Wooden obscure glazed door to rear. Ceiling cornicing. Ceiling light. Howdens wood effect laminate flooring. Doors leading to WC and rear garden

W.C. 1.58m x 1.51m

Vinyl tile effect flooring. Suite of white wash hand basin and W.C. Tiled splash back. uPVC double glazed window to rear with roman blind above. Radiator with cover.



SHOWER ROOM 1.65m x 3.17m

Accessed off the main hallway this generous shower room is tiled to waist height on two walls. Tiled from floor to ceiling on remaining walls. uPVC obscure glazed window with blind above. Contemporary inset wash hand basin with mixer tap inset into grey shaker style vanity unit. White W.C. Large walk in shower cubicle with mains shower above. Recessed LED ceiling spotlights. Tile effect vinyl flooring. Contemporary graphite grey radiator.

DOUBLE BEDROOM 1 3.40m x 2.77m

Front facing. Built in cupboard with shelving. uPVC double glazed window to front with roman blind above. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2 2.99m x 3.87m

uPVC double glazed picture window to front with roman blind, curtain pole and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet. Radiator. Built in cupboards providing useful additional storage.

DOUBLE BEDROOM 3 2.51m x 4.69m

uPVC double glazed picture window to rear with roman blind above. Built in cupboards with hanging rail and shelving providing useful additional storage. Ceiling Light. Fitted carpet. Radiator.

OUTSIDE

Aldessan is well positioned within a generous wrap round plot to the front is a concrete driveway with parking for a number of cars. Paved paths lead to the rear of property from both sides bordered by well stocked flowerbeds with a number of mature shrubs and perennials. Wrought iron handrail and balustrade with steps leading to front door.

Rear garden has undercover paved verandah which is ideal for alfresco dining or undercover drying area which can be accessed directly from the Laundry room. Patio area laid to paving and gravel. Good size lawn bordered by perennials and hedging to rear. At the far side of the garden is a further sheltered seating area laid to gravel and paving with lattice fencing bordered by wells stocked mature flower beds including a stunning camellia.



SINGLE GARAGE

WOODEN BIN STORE

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).

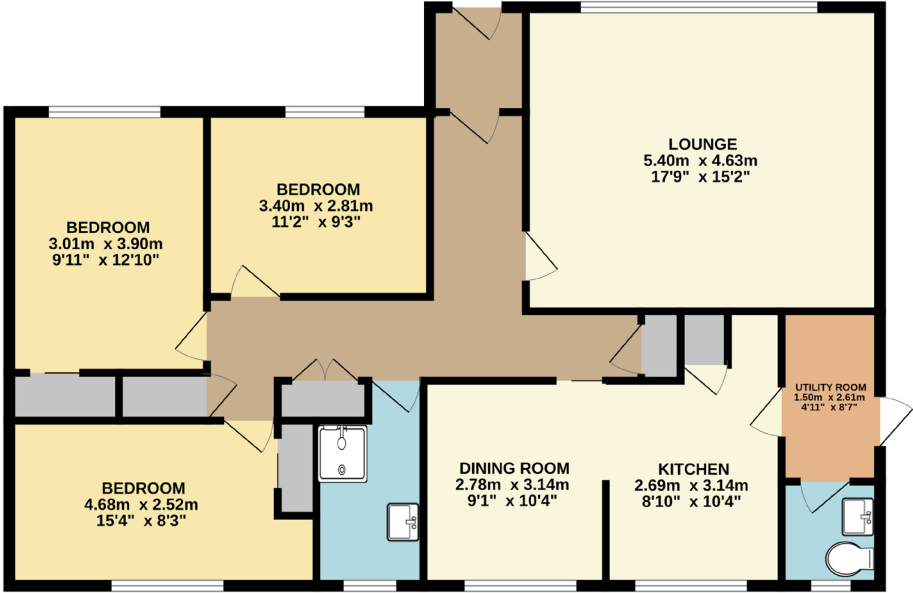
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/GARDJ01-01



GROUND FLOOR



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.
Made with Metaplan 6/2021

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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