



WILLIAMSON
& HENRY
Solicitors & Estate Agents



MONKS WAY

TONGLAND, KIRKCUDBRIGHT, DG6 4NA

Well-proportioned bright and spacious family home in a quiet edge of town location. Viewing highly recommended. No onward chain.

Accommodation:

Ground Floor:

Reception Hallway
Lounge
Sun Room
Kitchen / Diner
Utility Room
Bathroom
Double Bedroom 1
Double Bedroom 2 with En-suite
Double Bedroom 3
Shower Room

First Floor:

Landing
Double Bedroom 4
Double Bedroom 5 with En-suite

Outside:

Garden & Garage

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Monks way is a bright, well-proportioned architect designed 1 ½ storey family home that enjoying a peaceful edge of town location. The property benefits from flexible accommodation which is sure to suit a number of buyers. Viewing is highly recommended.

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 obscure glazed door with glazed side panel providing natural light into:-

RECEPTION HALLWAY

Bright welcoming reception hallway with doors leading off to all ground floor accommodation. Oak staircase with chrome banister and wooden handrail leading to first floor level. Two built in cupboards providing useful additional storage. Central heating thermostat controller. Recessed LED ceiling spotlights. Oak flooring.



LOUNGE 5.63m x 4.17m

Light and airy, front facing reception room with large wood effect uPVC double glazed picture window with venetian blinds and curtain pole. Feature fireplace with cast iron inset wood burning stove set on slate hearth and surround with wooden mantel above. TV aerial point. Ceiling cornicing. Recessed LED ceiling spotlights. Two wall lights. Smoke alarm. Wooden glazed door into:-

SUN ROOM 3m x 4m

Another bright and welcoming reception room with an abundance of natural light from wrap round wood effect uPVC double glazed windows on all walls and two Velux windows. Recessed LED ceiling spotlights. French doors leading out to garden. Ceramic tiled floor. Opens to:-

KITCHEN/DINER 5.63m x 5.32m

Spacious kitchen diner ideal for modern family living with ample room for dining. Fitted shaker style units with granite work surfaces. Central Island and breakfast bar area with granite work surface. Internal glazed window into utility room. Ceiling light. Kitchen benefits from ceramic 1 ½ bowl sink with mixer tap and drainer to side. Integrated dishwasher. Freestanding Rangemaster gas fired cooker with stainless steel chimney style extractor hood above. Wood effect uPVC double glazed windows to rear. Velux window. Ceramic tiled floor. Recessed LED ceiling spotlights. Ceiling cornicing Doorway leading into:-

UTILITY ROOM 2.40m x 2.20m

Fitted kitchen units with laminate work surfaces. Ceiling cornicing. Ceiling light. uPVC double glazed door with double glazed window to side leading out to garden. Slate effect tiled floor.

BATHROOM 2.55m x 2.25m

Suite of white wash hand basin inset into modern vanity unit with laminate work surface and splash back. Bath with electric shower above and respatex style wall paneling and glazed shower screen to side. Chrome heated towel rail. uPVC obscure glazed window. Recessed LED ceiling light. Ceiling cornicing. Ceramic tiled floor



DOUBLE BEDROOM 1 3.60m x 3.11m

Generous double bedroom with double glazed picture window to front overlooking Tongland Abbey with curtain pole and curtains above. Recessed ceiling spotlight. Ceiling cornicing. Fitted carpet.

DOUBLE BEDROOM 2 WITH ENSUITE 3.32m x 4.26m

Good sized double bedroom with natural light from double glazed picture window with curtain pole above. Recessed LED ceiling spotlights. Fitted carpet.

En-suite Wet Room 1.10m x 1.70m

Large walk in shower cubicle with mains rainfall showerhead above and separate shower attachment. Extractor fan. White wash hand basin and W.C. Chrome heated towel rail. Obscure uPVC double glazed window to side with roman blind above. Recessed LED ceiling spotlight. Mosaic tiled floor.

DOUBLE BEDROOM 3 4.80m x 3.04m

Front facing enjoying a pleasant outlook across to the Abbey. uPVC double glazed window with venetian blinds above. Recessed LED ceiling spotlights. Ceiling cornicing. Fitted carpet.

SHOWER ROOM 1.10m x 2.30m

Generous shower room with walk in shower cubicle with mains monsoon rainfall showerhead with separate shower attachment above. Extractor fan. White wash hand basin. Chrome heated towel rail. Recessed LED ceiling spotlight. Respatex style wall paneling on all walls. Cermaic tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

Spacious front floor landing with doors leading off to two further double bedrooms. Built-in cupboard. Recessed LED ceiling spotlights. Velux window. Smoke alarm. Fitted carpet.



DOUBLE BEDROOM 4**6.28m x 4.12m**

Large double bedroom with partially coombed ceiling. Radiator. Large Velux window. Under eaves storage. Loft access hatch. Two ceiling lights. Fitted carpet.

DOUBLE BEDROOM 5 WITH ENSUITE**6.42m x 4.16m**

Further large double bedroom overlooking garden at front to Tongland abbey beyond. Radiator. 2 velux windows with blinds providing ample natural light. Two ceiling lights. Fitted carpet. Door leading to:-

EN-SUITE WC**1.10m x 1.70m**

White wash hand basin and W.C. Partially coombed ceiling. Recessed LED ceiling spotlights. Extractor fan. Tile effect vinyl flooring.

OUTSIDE

Monks Way is well positioned in an easily maintained wrap round garden bordered by stonedye wall and well established flower beds which have a number of mature shrubs and perennials. To the rear of the property is a paved patio area with steps leading up to a summer house enjoying fine views. To one side of the drive way is a further wooden summer house which has latterly been used as an office by the current owners.

GARAGE

Single garage with roller door. Concrete floor. Power and lighting.

BURDENS

The Council Tax Band relating to this property is .

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band C

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and private drainage but no guarantee can be given at this stage. Under floor heating throughout.

**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/PL/BROLI02-01

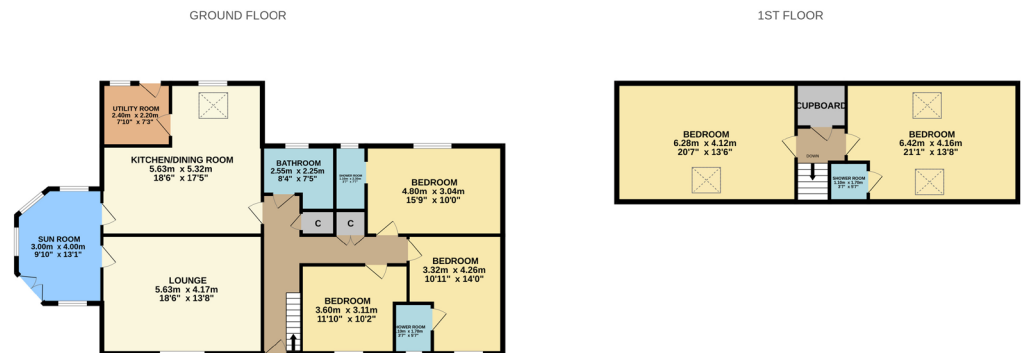


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