



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# 1 MOUNT PLEASANT AVENUE

KIRKCUDBRIGHT, DG6 4HF

**Spacious detached bungalow in popular residential location.**



[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## **Accommodation:**

### **Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Double Bedroom 1 (Front Facing) with Dressing Room and En-Suite Bathroom  
Kitchen Diner  
Utility Room / Rear Porch Bathroom  
Double Bedroom 2 (Rear Facing)  
Study  
Conservatory

### **Outside:**

Garden. Garage.





1 Mount Pleasant Avenue is a bright and spacious two bedroom bungalow enjoying a corner plot within a quiet residential development a short walk 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 solid wooden double storm doors into:-

**ENTRANCE VESTIBULE**                      **2.21m x 0.85m**  
Ceiling light. Wooden floor. 15 pane glazed door with glazed side panels leading into:-

**RECEPTION HALLWAY**                      **5.28m x 2.19m**  
Bright and spacious reception hallway with doors leading off to all main accommodation with curtain pole and curtains above 15 pane glazed door. Recessed bookshelf. Heating controller. Loft access hatch. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

**SITTING ROOM**                                      **4.61m x 6.14m at widest**  
Double 15 pane wooden glazed doors from the reception hallway into a bright and spacious sitting room. UPVC double glazed bay window to front with curtain pole



and curtains above provide an abundance of natural light along with 2 further uPVC double glazed windows overlooking garden to side with curtain pole and curtains above. Feature fireplace with open fire with cast iron surround and stone mantle above. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

**DOUBLE BEDROOM 1 WITH DRESSING ROOM AND EN-SUITE BATHROOM (Front Facing)**                      **3.99m x 5.72m**  
Large uPVC double glazed picture window with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet. Opens to:-

**DRESSING ROOM**                                      **3.99m x 1.00m**  
Ceiling cornicing. Ceiling light. Fitted carpet. 15 pane wooden glazed door leading into:-

**EN-SUITE BATHROOM**                                      **2.83m x 1.53m**  
Suite of white wash hand basin, W.C. and bath with shower above and curved glazed shower screen. Chrome heated towel rail. Fixed bathroom mirror with integral twin vertical lights. Ceiling light. Extractor fan. Tiled splashbacks. uPVC opaque double glazed window to side with roman blind above. Tile effect vinyl flooring.

**KITCHEN DINER**                                      **3.87m x 4.45m**  
Large farmhouse style kitchen with shaker style fitted kitchen units and solid wooden butcher block work surfaces. Stainless steel sink with mixer tap and drainer to side. Integrated Neff fan cooker. Integrated Neff electric induction hob with stainless steel chimney style extractor hood above. Bosch dishwasher. Tiled splashbacks. Ample natural light from 2 uPVC double glazed windows providing a dual aspect to side and rear with roller blind, curtain pole, curtains above. Recessed alcove housing Bosch fridge freezer. Microwave. Wood burning stove set on concrete slab hearth. Candelabra ceiling lights over dining area. Ceiling spotlights. Ceiling cornicing. Radiator. Amtico floor. Doorway with curtain pole and curtains above leading to:-

**UTILITY ROOM / REAR PORCH**                      **1.17m narrowing to 0.61m x 1.21m at longest**  
Built in cupboard. Bosch washing machine and White Knight tumble dryer. Ceiling light. Tile effect vinyl flooring. uPVC door leading out to garden.



**BATHROOM**    **2.20m x 2.16m at longest**  
Suite of white wash hand basin and W.C. Large walk in shower cubical with respatex style wall paneling behind and mains shower above. Obscure glazed uPVC window to rear with roller blind above. Chrome heated towel rail. Fixed bathroom mirror. Lockable recessed glass fronted medicine cabinet. Ceiling light. Slate effect vinyl flooring.

**DOUBLE BEDROOM 2 (Rear Facing)**                      **4.05m x 3.14m**  
uPVC double glazed window overlooking garden with curtain pole and curtains above. Built in double wardrobe. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet. Doorway leading through to:-

**STUDY**    **2.83m x 2.40m**  
uPVC double glazed window to side with curtain pole and curtains above. Ceiling light. Radiator. Vinyl tile flooring. uPVC double glazed door leading out to:-

**CONSERVATORY**    **3.04m x 3.06m**  
Bright and spacious modern conservatory with uPVC double glazed windows on 3 walls. uPVC double glazed door leading out to decked terrace. 2 wall lights. Vinyl tiled flooring.

Outside

1 Mount Pleasant is well positioned within a generous and private plot. The garden is mainly laid to lawn to front and side and bordered by well-established shrubs and trees. Immediately to the front of the property is a generous graveled patio area. A graveled path leads around the side of the property to a sheltered decked terrace which can also be accessed directly from the house.

**GARAGE**  
Concrete floor. Up and over door. Ceiling light.

**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."

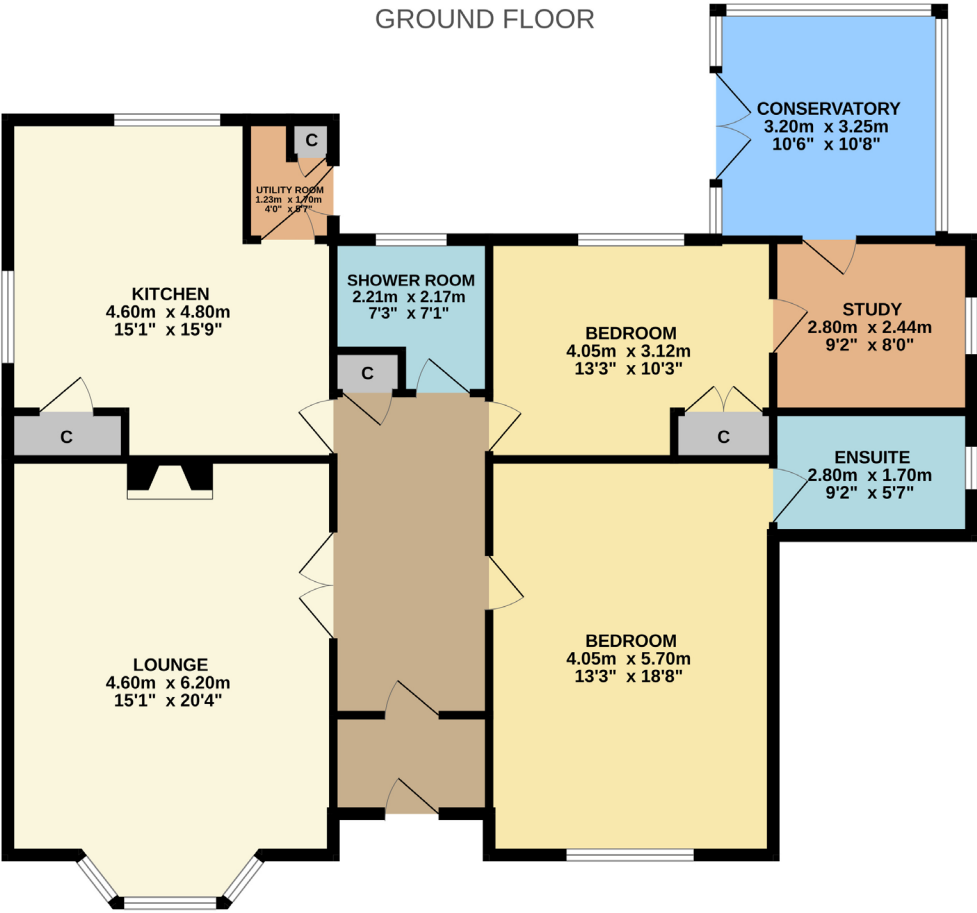
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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/MIDDP01-08

### GROUND FLOOR



**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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