



Kirkfield End, Colvend, Dalbeattie, DG5 4QE

Offers over £140,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Unique semi-detached property situated on the outskirts of the coastal village of Rockcliffe. The property comprises of 2 bedrooms with a spacious living/dining area, kitchen, bathroom and benefits from a private garden with spectacular views.

The property is perfect for someone looking for a holiday home or a place to retire and is only 15 minutes drive to Dalbeattie a thriving town with plenty of amenities.

ENTRANCE HALL – 1.46M X 2.42M

Timber framed front door, tiled flooring, radiator, light fitting.

BEDROOM 2 – 1.92M X 2.42M

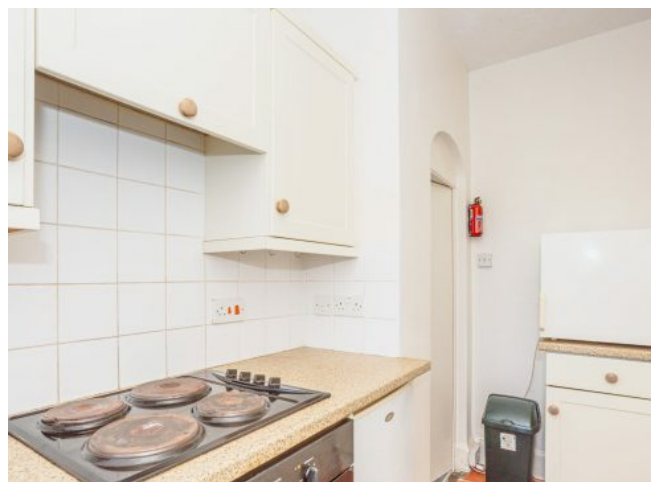
Window to front, wood effect flooring, radiator, light fitting.

KITCHEN – 1.50M X 3.63M

Window to back, a range of shaker style wall and base units, worksurfaces, stainless steel sink, integrated electric hob and oven, plumbing for washing machine, tiled flooring, partially tiled splash back, light fitting.

LIVING ROOM / DINING ROOM – 6.44M X 2.64M

Windows and timber frame door to back, fitted carpet, light fittings, open fire with timber fireplace and tiled hearth.



HALL – 0.73M X 1.79M

Window to back garden, radiator door to living room and bathroom

BATHROOM 1.50M X 1.97M

Opaque window to back, white bathroom suite comprising of W.C., wash hand basin and bath with electric shower, radiator, tiled flooring, partially tiled splash back.

LANDING / STAIRCASE 0.91M WIDTH

Velux window, fitted carpet, light fitting, shelving above staircase.

MASTER BEDROOM – 2.57M X 5.29M

Window with coastal views, fitted carpet, radiator, light fitting, fitted wardrobes with hanging and shelf space, wall mounted mirror.

OUTSIDE

Shared driveway with one parking space.
Secure back garden laid to lawn.

NOTES

The property is heated by a back boiler system. The property is fitted with double glazing throughout. All furniture is included in the sale.



CONSUMER PROTECTION FOR UNFAIR
TRADING REGULATIONS 2008, BUSINESS
PROTECTION FROM MISLEADING
MARKETING REGULATIONS

2008

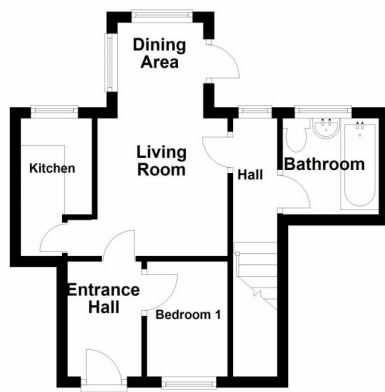
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

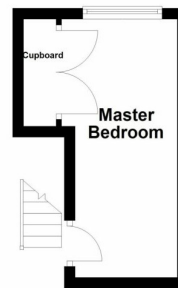




Ground Floor



First Floor





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