



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



63 VICTORIA STREET

KIRKPATRICK DURHAM, CASTLE DOUGLAS, DG7 3HQ

Well-presented detached 4 bedroom family home in the popular rural village of Kirkpatrick Durham.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

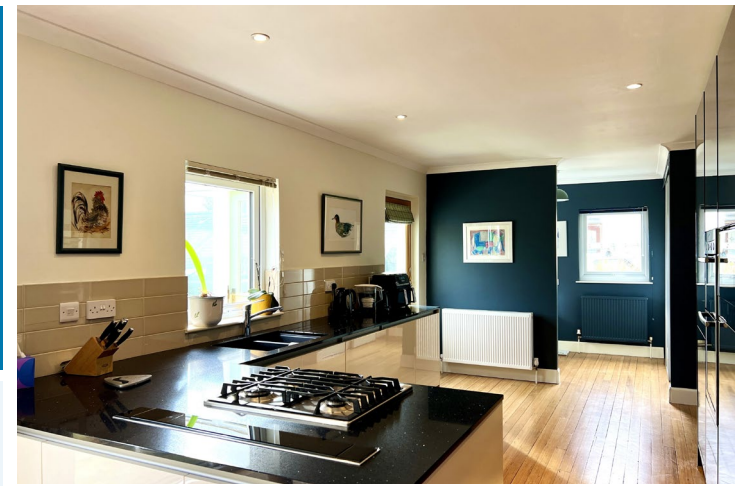
Entrance Vestibule
Reception Hallway
Boot Room
Double Bedroom 1 / Snug
L Shaped Open Plan Sitting Room / Dining Room / Kitchen
Utility Room
Sun Porch
Bathroom

First Floor:

Office / Study (Front Facing)
Double Bedroom 2
Double Bedroom 3
Master Bedroom with Walk in Cupboard and En-suite

Outside:

Rear Front & Rear
Garden. Garage.



63 Victoria Street is a well-proportioned bright and spacious family home located within the popular rural village of Kirkpatrick Durham with light and airy accommodation throughout. This attractive family home enjoys a large rear garden which backs on to neighbouring farmland and enjoys an open aspect to the rear.

Kirkpatrick Durham is approximately 1 mile from Springholm where the local amenities include a primary school and village shop. Kirkpatrick Durham itself is an attractive Galloway conservation village handily located approximately 6 miles northeast of Castle Douglas, known as Scotland's food town where many local and individual shops and businesses provide a variety of gifts, food and services. There is a library and both primary and secondary schools in Castle Douglas along with supermarkets, health services, churches and a thriving livestock market and golf course.

The travel connections to and from Kirkpatrick Durham are very good and Kirkpatrick Durham is a short distance away from the new DGRI hospital which is approximately 14 miles away. There is a main line railway station in Dumfries and Lockerbie providing excellent connections to both north and south with the M6 and M74 motorway network approximately 40 miles away.

Dumfries and Galloway is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area offers a good range of sporting and outdoor activities including hill walking, mountain biking, shooting, fishing on river, loch and sea, golfing as well as sailing and other water sports.

ACCOMMODATION

Entered from path through front garden to wooden glazed door into:-

ENTRANCE VESTIBULE 1.18m x 1.15m

Cupboard housing RCD consumer unit. Dado rail. Ceiling cornicing. Ceiling light. Pine flooring. Wooden stain glass door leading to:-

RECEPTION HALLWAY 1.18m x 3.84m lengthening to 4.49m x 2.25m

Welcoming reception hallway with pine flooring. Under stairs storage cupboard. Dado rail. Radiator. Ceiling cornicing. 2 ceiling lights. Smoke alarm. Doorways leading off to all main ground floor accommodation,

BOOT ROOM 1.79m x 3.28m to front of wardrobe

uPVC double glazed window to front with Roman blind above. Built in wardrobes with sliding doors. Radiator. Ceiling cornicing. Recessed LED ceiling spotlight. Fitted carpet tiles. Wooden door leading to:-

DOUBLE BEDROOM 1 / SNUG 3.76m x 5.25m

Entered from boot room or reception hallway. 2 uPVC double glazed windows to front with curtain pole above. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

'L' SHAPED OPEN PLAN SITTING ROOM / DINING ROOM / KITCHEN

Sitting Room area (front facing) 4.40m x 4.90m

2 uPVC double glazed windows to front with blinds and curtain pole above. TV aerial point. Ceiling cornicing. Ceiling light. 2 radiators. Fitted carpet.

Dining Room area (rear facing) 3.22m x 5.20m to front of chimney breast

uPVC double glazed window with curtain pole overlooking garden to rear and across neighbouring farmland beyond. uPVC double glazed French doors leading out to rear garden. Living flame effect contemporary gas fire. Ceiling light. Ceiling cornicing. Smoke alarm. Hardwood floor. Doorway to reception hallway.

Kitchen area (rear facing) 3.21m x 4.97m

Contemporary high gloss fitted kitchen with Quartz work surfaces. Inset 1 1/2 bowl sink with mixer tap above and Quartz drainer to side. Tiled splashbacks. John Lewis 4 burner gas hob with contemporary Neff extractor behind. Integrated Neff double oven. Integrated Neff microwave. Integrated Electrolux fridge freezer. Integrated Bosch dishwasher. uPVC double glazed window overlooking rear garden and across neighbouring farmland beyond. Recessed LED ceiling spotlights. Radiator. Pine floor. Doorways to reception hallway and sunporch. Opens to:-

UTILITY ROOM

uPVC double glazed window to rear with blind above. Further uPVC double window to side with blind above. Round stainless steel sink with mixer tap above. Laminate work surfaces. Plumbing for washing machine. Space for undercounted tumble dryer. Triple built in storage cupboards with shelving. Drayton lifestyle thermostat. Ceiling light. Radiator. Pine flooring.

SUN PORCH 2.23m x 1.53m

uPVC double glazed windows on 3 walls overlooking rear garden to neighbouring farmland. Wall light. Fitted carpet tiles. Wooden glazed door leading out to rear garden.

BATHROOM 2.25m x 3.00m

uPVC obscure glazed window to side with Roman blind above. Suite of wash hand basin, W.C. and bath with tiled splashbacks, Triton shower above with glazed shower screen to side. Fixed bathroom mirror with 2 wall lights at either side. Fixed bathroom cabinet with built in shelving. Extractor fan. Recessed LED ceiling spotlight. Ceiling cornicing. Chrome towel rail. Radiator. Pine floor.

Carpeted staircase leading to first floor level with wooden handrail:-

First Floor Level

LANDING 2.75m x 3.95m

Bright spacious L shaped first floor landing. Velux window to rear with built in blind. Under-eave storage. Ceiling cornicing. Ceiling light. Loft access hatch. Smoke alarm. Fitted carpet. Doors leading off to all first floor accommodation.

OFFICE / STUDY (front facing) 1.96m x 3.96m

Wooden Velux window with built in blind. Under-eave storage. BT telephone point. Partially coombed ceiling. Ceiling light. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 (front facing) 4.14m x 2.92m

Wooden Velux double glazed window to front with built in blind. Partially coombed ceiling. Radiator. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 (rear facing) 4.14m x 2.80m

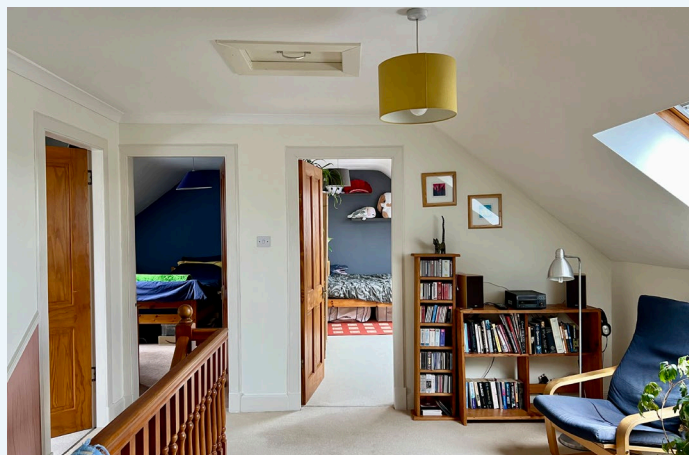
Wooden Velux double glazed window to rear with built in blind. Partially coombed ceiling. Ceiling light. Radiator. Fitted carpet.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM 3.81m x 4.63m

Bright spacious master bedroom. Large Velux window providing an abundance of natural light with built in blind. Partially coombed ceiling. Ceiling light. Radiator. Fitted carpet. Doors to Large walk-in wardrobe and en-suite shower room.

Large Walk-in Wardrobe

Built in hanging rail and shelving. Partially coombed ceiling. Fitted carpet.



En-Suite Shower Room 2.64m x 0.86m

Suite of white wash hand basin and W.C. Large walk in shower cupboard with Respatex style shower paneling and mains Mira shower above. Velux window to front with built in blind. Fitted bathroom cabinet providing useful additional storage. Tiled splashbacks. Xpelair extractor fan. Partially coumbed ceiling. Ceiling spotlight. Tile effect Amtico flooring.

OUTSIDE

REAR GARDEN

Large rear garden overlooking neighbouring farmland to the hills beyond. Gravel path leading to formal lawned area with a continuation of the gravel path beyond bordered by well established and mature flower beds leading down to two ponds. Oil tank. Oil boiler. Pergola terraced patio area.

GARAGE

7.74m x 3.74m

Good sized brick built garage with wooden double doors to front. Wooden double glazed window to rear. Built in wooden workbenches along 1 wall. Attic space storage. 2 fluorescent strip lights. Concrete floor.

BURDENS

The Council Tax Band relating to this property is F.

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 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."

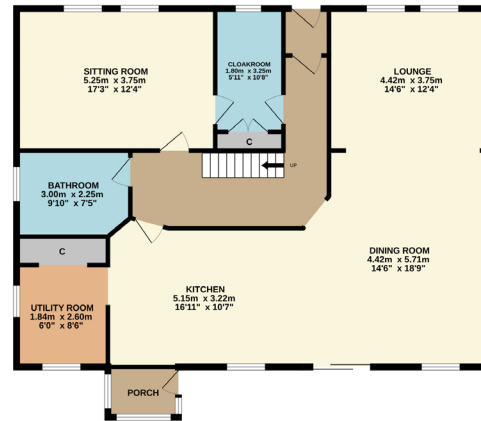
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

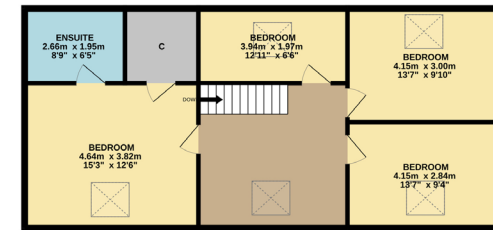
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/CVR/GARFD01-01

GROUND FLOOR



1ST 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 Metreplex ©2020

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
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

