



WILLIAMSON
& HENRY

Solicitors & Estate Agents



2 DUNBAR AVENUE

KIRKCUDBRIGHT, DG6 4HD

Well proportioned, bright and spacious detached bungalow in popular residential location a short level walk away from all local amenities.



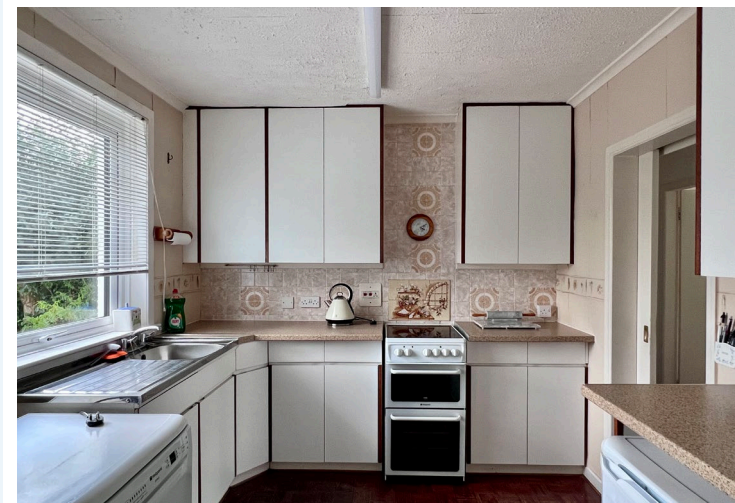
Accommodation:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Kitchen
Porch
Bathroom
3 Bedrooms

Outside:

Front Garden.
Rear Garden.
Garage with adjoining
Workshop.

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Well proportioned bright and spacious 3 bedroom detached bungalow located in a quiet location that is a short level walk away from all local amenities. Although in need of some modernization, this detached home is a blank canvas that would suit a number of different buyers.

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, 18-hole golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival, Scottish Nights and Tattoo. There is also a modern primary school, Kirkcudbright Academy secondary school, health centre, veterinary practice and library.

ACCOMMODATION

Entered from front garden through a uPVC obscure glazed door with obscure glazed side panel into:-

ENTRANCE VESTIBULE

Fitted carpet. Wooden glazed door with glazed side panel and panel above leading into:-

RECEPTION HALLWAY

Wide welcoming reception hallway with radiator and built-in cupboard providing useful additional storage. Ceiling light. Loft access hatch. Smoke alarm. Two further ceiling lights. Thermostatic control. Doors leading off to all main accommodation.



SITTING ROOM

Bright and spacious front facing sitting room with uPVC double glazed bay window to front with curtain track above. Radiator. Ceiling cornicing. Ceiling light. Two wall lights. Electric flame-effect fire sat on marble hearth with wooden surround above. Fitted carpet. Wooden glazed sliding doors opening through to:-

DINING ROOM

Located to the rear of the property the dining room can be accessed directly from the sitting room and kitchen. The dining room could easily be opened up further to the sitting room, subject to appropriate planning consents. UPVC double glazed window with blinds. Ceiling light. Ceiling cornicing. Door leading through to kitchen. Radiator. Fitted carpet.

KITCHEN

Generous kitchen in need of some modernisation with a good range of fitted kitchen units and laminate work surfaces. Tiled splash-backs. Fluorescent striplight. UPVC double glazed window to rear with blind above. Freestanding Hotpoint dishwasher. Stainless steel sink with mixer tap and drainer to side. Freestanding Hotpoint electric cooker. Under-counter fridge. Under-counter freezer. Wooden parquet flooring. Radiator with towel rail above. UPVC obscure glazed door leading into porch.

PORCH

Wood paneling to waist height. UPVC double glazed windows on three walls with blinds above. UPVC double glazed door leading out to rear garden. Wooden parquet flooring.

BEDROOM 1 (FRONT FACING)

Wooden floor. UPVC double glazed window to front with blinds above. Ceiling light. Radiator. Ceiling cornicing.

BATHROOM

Contemporary bathroom with white WC and wash-hand basin with mixer tap set into modern vanity unit, providing useful additional storage. Fixed backlit bathroom mirror. Recessed LED ceiling spotlights. UPVC double glazed window with blind



above leading to rear garden. Extractor fan. Chrome heated towel rail. Tiled from floor to ceiling. Corner shower cubicle with mains monsoon rainfall shower head. Respatex-style wall paneling behind.

BEDROOM 2 (REAR FACING)

Rear facing bedroom with ample natural light from UPVC double glazed window to rear with blinds above. Radiator. Ceiling cornicing. Ceiling light. Double wardrobe with sliding doors and hanging rail, which could perhaps be combined with the walk-in hall cupboard, which is behind this one. Wooden flooring.

BEDROOM 3 (FRONT FACING)

UPVC double glazed window to front with blinds above. Radiator. Ceiling light. Ceiling cornicing. Built-in triple wardrobe providing useful additional storage. Built-in double wardrobe with sliding doors and hanging rail, which also backs onto the hallway cupboard beneath, which could be combined with the hallway cupboard and the cupboard from the other bedroom to perhaps provide an en-suite, subject to appropriate Planning Consent. Wooden flooring.

ATTIC

There is a fully floored attic which could provide an opportunity for extension subject to appropriate planning consents.

OUTSIDE

2 Dunbar Avenue is well positioned within a level corner plot bordered by wall to the front and fencing at the rear and hedging to side. The front garden is mainly laid to lawn with paved path leading from driveway and pavement to the front entrance.

The rear garden is mainly laid to lawn with a number of well established and productive fruit trees.

GARAGE & WORKSHOP

Up and over door. Power and lighting.

BURDENS

The Council Tax Band relating to this property is E.



ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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/PL/MURRW01-07



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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