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Solicitors & Estate Agents



2 WOODLANDS AVENUE

KIRKCUDBRIGHT, DG6 4BP

Surprisingly spacious 3 / 4 bedroom detached bungalow enjoying an elevated position and fine views, and backing on to Barrhill woods.



Accommodation:

Entrance Vestibule
Reception Hallway
Sitting Room
Sun Room
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3 /
Dining Room
Double Bedroom 4
Kitchen
Bathroom

Outside:

Gardens and Garage.

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2 Woodlands Avenue is well positioned within a generous corner plot and enjoys fine elevated views at the front across roof tops to the hills beyond and backs on to Barrhill Woods behind. This well-proportioned home offers bright flexible accommodation with three double bedrooms and two reception rooms.

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 solid wooden glazed door with wooden glazed side panel into:-

ENTRANCE VESTIBULE

1.62m x 1.80m

Bright and airy entrance vestibule with wooden Parquet flooring. uPVC double glazed window to side providing ample natural light. Blind. Ceiling light. Wooden obscure glazed door with obscure glazed side panel leading into:-

RECEPTION HALLWAY

Light and welcoming t shaped hallway with doors leading off to all accommodation. Built in double cupboard housing gas fired combi boiler and providing useful additional storage. A further built in single cupboard is located at the far end of the hallway. 2 radiators. Ceiling spotlights with dimmer switch. Ceiling cornice. Central heating thermostat. Smoke alarm. Fitted carpet.

SITTING ROOM

3.68m x 5.49m

Bright and airy front facing reception room with ample natural light from large uPVC double glazed picture window overlooking garden to front and across to the hills beyond. Curtain track and curtains. Fireplace. Living flame effect gas fire with hearth, surround and mantel above. Radiator. Ceiling cornice. Ceiling light. Fitted carpet. Double wooden glazed doors leading out to:-

SUN ROOM

uPVC double glazed windows on 3 wall with uPVC double glazed door leading out to garden. Wooden flooring. Built in benches.

DOUBLE BEDROOM 1 (rear facing)

3.68m x 3.96m

Light and spacious double bedroom located to the rear of the property enjoying a dual aspect view across the garden from two uPVC double glazed windows to rear and side. Curtain track and curtains. Radiator. Ceiling cornice. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2

3.66m x 3.65m

Further light and airy rear facing double bedroom. Large uPVC double glazed picture window. Curtain track and curtains above. Radiator. Built in wardrobe with hanging rail and shelving. Ceiling cornice. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 / DINING ROOM

3.34m x 3.34m

Could either be used as a formal dining room or further double bedroom if required. Fitted carpet. uPVC double glazed window. Curtain track and curtains above. Radiator. Ceiling light.

DOUBLE BEDROOM 4

4.88m x 3.34m

Light, front facing room. Radiator. Built in wardrobes with hanging rail and shelving. Built in drawers. Built in shelving. uPVC double glazed window with blinds and curtain track and curtains above. Ceiling cornice. Ceiling light. Fitted carpet.

KITCHEN

3.60m x 4.81m

Located at the far end of the reception hallways is a generous farmhouse style dining / kitchen benefiting from a good range of fitted kitchen units with laminate work surfaces. Tiled splash backs. Stainless steel 1 ½ bowl sink with drainer to side and mixer tap above. Washing machine. Integrated electric hob. Integrated electric oven with extractor hood above. Ceiling light. uPVC double glazed window overlooking garage and garden to side. Roller blind above. Wooden glazed door leading out to rear garden. Wood effect laminate flooring.

BATHROOM

2.50m x 2.84m

Generous bathroom with ample natural light from two uPVC double glazed windows to rear. Curtain track and curtains above. Tile effect flooring. Suite of white wash hand basin inset into modern vanity unit providing useful additional storage, W.C. and bath. Large corner shower cubicle with mains shower above. Tiled splash backs to waist height. Chrome heated towel rail. Pine clad ceiling with recessed ceiling spotlights.

OUTSIDE

To the front of the property the gated driveway is bordered by brick wall and well established hedging to side. The concrete driveway and gravel area lead around to the side of the property providing access to the garage and off street parking.

To the rear and side the garden is mainly laid to lawn bordered by mature shrubs and trees.

GARAGE

Up and over door to front. Ceiling light. Large window to side. Pedestrian door.

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).

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/LNM/ELLIS01-12



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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 is given as to their operability or efficiency can be given.
Made with HomePlan 12/2015

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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