



WILLIAMSON
& HENRY
Soleitors & Estate Agents



SOUTH CARLETON

BORGUE, KIRKCUDBRIGHT, DG6 4SH

Bright and airy 2 bedroom detached cottage, located on a quiet lane within the village of Borgue.



Accommodation:

Reception Hallway
Cloakroom
Bedroom 1
Bedroom 2
Shower Room
Open Plan Sitting/Dining
Room
Kitchen

Outside:

Garden
Summer House
Garage
Boiler Room
2 Greenhouses

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South Carleton is a bright and airy 2 bedroom detached cottage which is located along a quiet lane in the village of Borgue. This charming home provides bright and spacious accommodation and is well positioned within a generous wrap round garden.

The property also benefits from Solar Panels which provide approximately £800 income plus free energy to use.

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 the front garden through uPVC obscure glazed door into:-

RECEPTION HALLWAY at widest 1.75m (narrowing to 1.02m) x 5.32m
Engineered oak flooring. Ceiling light. Radiator. Loft access hatch. Wall-mounted cupboard housing RCD consumer unit and electric meter. Integrated smoke alarm. Fischer Future Heat thermostatic controller. Doors leading off to all main ground floor accommodation.



CLOAKROOM 1.43m x 1.79m
Well positioned cloakroom. uPVC obscure glazed window to side with tiled sill. White wash hand basin with mixer tap above inset into high gloss modern vanity unit. ‘Addvent’ extractor fan. Ceiling light. Radiator. Tiled to waist height. Wall-mounted coat hook with shelving above. White WC. Tile-effect vinyl flooring.

BEDROOM 1 3.71m x 3.73m
Overlooking the garden to side. Small uPVC double glazed window to side overlooking driveway. Large uPVC double glazed picture window overlooking side garden. Curtain pole and curtain above. Radiator. Ceiling light. Original cast iron fireplace with mantle above. Fitted carpet.

BEDROOM 2 3.42m x 3.17m
Front facing double bedroom with an abundance of natural light. Wall-mounted shelving. Large uPVC double glazed picture window to front with deep sill, curtain pole and curtain. Built-in cupboard with shelving providing useful storage. Radiator. Fitted Carpet.

SHOWER ROOM 1.56m x 3.15m
Step up from reception hallway. Large contemporary walk-in shower cubicle with Aqualisa mains shower with monsoon rainfall showerhead with separate show attachment. Respatex-style wall paneling. Slate-effect ceramic tiled floor. Tiled to waist height on two walls. Two uPVC obscure glazed windows providing an abundance of natural light. Ceramic wash hand basin with mixer tap inset into modern high gloss vanity unit providing useful storage. White WC. Ceiling spotlights. Chrome heated towel rail. Manrose extractor fan. Shaving point. Coat hooks.

OPEN PLAN SITTING/DINING ROOM 7.12m x 3.94m / 6.91m x 3.25m
L-shaped open plan room. uPVC double glazed French doors leading out to garden with curtain pole and linen curtains. Door leading through to kitchen. Feature



inglenook-style brick fireplace with wooden mantle. Cast-iron wood burning stove set on slate hearth. Two radiators. Three ceiling lights. Three wall lights. Independent Carbon monoxide monitor. Integrated smoke alarm. Engineered oak flooring. Opens into:-

KITCHEN 2.60m x 3.57m
Good range of fitted units with laminate work surface and splash back. One and a half bowl sink with mixer tap and drainer to side. uPVC double glazed window to rear. Ceiling light. Stainless steel chimney style extractor hood. Free-standing Leisure gas gourmet range style cooker. Proline under-counter fridge. Free-standing Hisense fridge freezer. Well-positioned breakfast bar area providing additional worktop space and seating. Extractor fan. Kenwood slimline dishwasher. Integrated heat sensor and smoke alarm. uPVC double glazed door leading out to garden.

OUTSIDE

FRONT & REAR GARDEN

Leading off the lane is a good sized tarmacadam driveway bordered by a fence to one side providing off street parking with further monoblock paved area immediately adjacent the front door bordered by stone dyke wall and fencing to side. Pedestrian gate leads round to side garden and patio. Outside tap. Bottled gas for cooker.

SIDE GARDEN

Immediately adjacent to the house is a generous paved patio which can be accessed directly from the sitting room and provides an ideal area for entertaining or alfresco dining. Three steps lead up from the patio to fully enclosed formal lawned area with hedging to front and fence to side and bordered by well-established flower beds. Greenhouse. A path continues around to the rear of the property to a further paved area which can be accessed directly from the kitchen. Second greenhouse. Large gravel patio area and well sheltered decking area.



SUMMERHOUSE

4.11m x 1.66m.

Large wooden summerhouse with windows to front. This generous summer house also benefits from power and could easily be used as a studio or home office if required.

GARAGE

2.96m x 5.37m / 2.15m x 2.88m

Good sized garage which has a utility room to rear and garage to the front.

UTILITY ROOM

uPVC double glazed window. Fitted kitchen unit with laminate work surface. Stainless steel sink with mixer tap and splash back. Plumbing for washing machine. Fischer Future Heat electric boiler. Solar panel controls. Wooden door leads through to garage area.

GARAGE

Concrete floor. Up & over door. Built-in work bench. uPVC obscure glazed window. Under-counter freezer.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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."

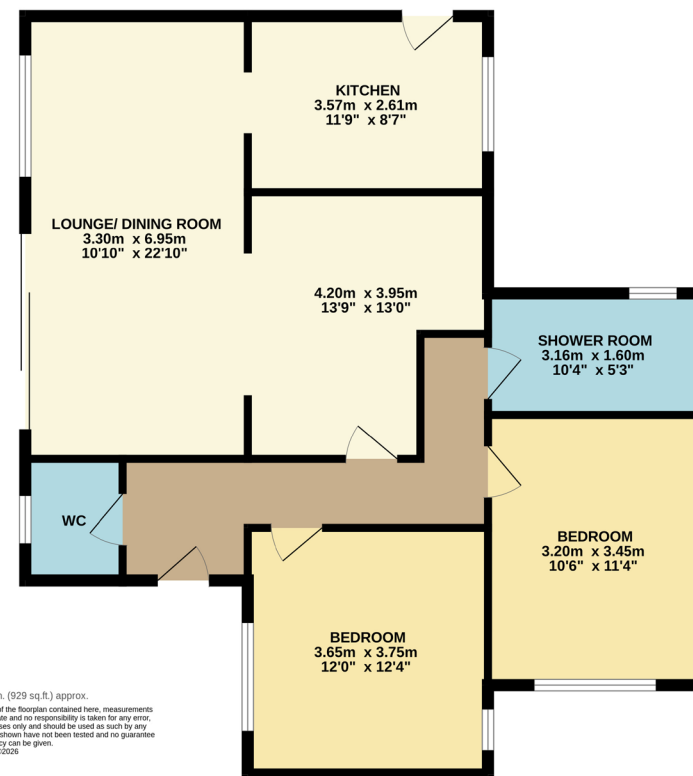
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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/LM/BARRV01-01

GROUND FLOOR
86.3 sq.m. (929 sq.ft.) approx.



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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