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WILLIAMSON
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Solicitors & Estate Agents



CROY

TONGLAND ROAD, KIRKCUDBRIGHT, DG6 4UT

Detached bungalow located on the edge of Kirkcudbright set within large garden grounds.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room (Front Right)
Bedroom 1 (Front Left)
Study
Double Bedroom 2 /
Lounge (Left)
Garden Room
Bathroom
Kitchen
Utility Room
Rear Vestibule
W.C.

Outside:

Generous Garden
Garage.



Croy is a detached bungalow in need modernisation and updating throughout. This well positioned property is located on the edge of Kirkcudbright and is well positioned within generous garden grounds.

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 uPVC double glazed door into:-

ENTERANCE VESTIBULE

Ceiling light. Tiled floor. Inner uPVC obscure glazed door into:-

RECEPTION HALLWAY

5.60m x 1.15m

Wall mounted RCD consumer unit and electric meter. Built-in cupboard. Ceiling light. Smoke alarm. Radiator. Fitted carpet. Doors leading off to all accommodation.

SITTING ROOM (Front Right)

4.65m x 3.75m

Built-in shelving on 2 walls. Recessed alcove with built-in cupboard and shelving. Central fireplace with marble hearth and surround with wooden mantel above and electric flame-effect fire. UPVC double glazed window to front with vertical blind. Curtain pole and curtains above. Ceiling cornice. Ceiling light. Picture rail. Smoke alarm. Radiator with radiator shelf above. Carpet.

BEDROOM 1 (Front Left)

4.03m x 3.78m

uPVC double glazed bay window to front with curtain track and curtains above. Ceiling cornice. Ceiling light. Radiator. Fitted carpet.

STUDY

1.79m x 3.78m

uPVC double glazed window to side with curtain track and curtains above. Ceiling cornice. Ceiling light. Radiator. Fitted carpet.

DOUBLE BEDROOM 2 / LOUNGE (Left)

2.76m x 3.74m

Ceiling light. Radiator. Fitted carpet. UPVC double glazed French doors leading out to:-

GARDEN ROOM

2.39m x 3.57m

Fitted carpet. Wooden double glazed windows on 3 walls. Wooden double glazed doors leading out to rear garden.

BATHROOM

1.76m x 1.80m

Suite of white wash hand basin, WC and corner bath with shower above. Shower curtain. Tiled from floor to ceiling. uPVC obscure glazed window to rear with curtain track and curtains above. Dimplex wall-mounted fan heater. Radiator. Shaver point. Carpet.

KITCHEN

3.77m x 2.43m

Pine fitted kitchen units with laminate work surfaces and tiled splash-backs. Stainless steel sink with mixer tap and drainer to side. Freestanding gas cooker with stainless steel extractor hood above. UPVC double glazed window to rear with curtain track and curtains. Ceiling cornice. Fluorescent strip light. Wooden clothes pulley. Coat hooks. Radiator. Carpet tiled floor. Doorway leading to rear vestibule with louvre door opening into:-

UTILITY ROOM

2.31m x 0.92m

Space for fridge freezer. Plumbing for washing machine. Wooden double glazed window. Built-in shelving. Painted wood panelled ceiling. Ceiling light. Concrete floor.

Doorway from kitchen leading to:-

REAR VESTIBULE

1.00m x 0.77m

UPVC obscure glazed door to rear. UPVC double glazed window to side with blinds above. Ceiling light. Carpet tiled floor. Door leading into:-

W.C.

1.41m x 0.73m

White W.C. Worcester gas fired boiler. Ceiling light.

OUTSIDE

GARDEN

The front garden is laid to lawn with a paved path leading off from the driveway bordered by well-established flower beds and steps leading up to the front door. Off Street parking. Driveway. The property benefits from a generous rear garden with paved patio and gravelled area immediately adjacent to the house with a further area to the rear which is laid to lawn. The rear garden has a number of well-established shrubs and perennials. Greenhouse

GARAGE

Brick built.

BURDENS

The Council Tax Band relating to this property is D.

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).

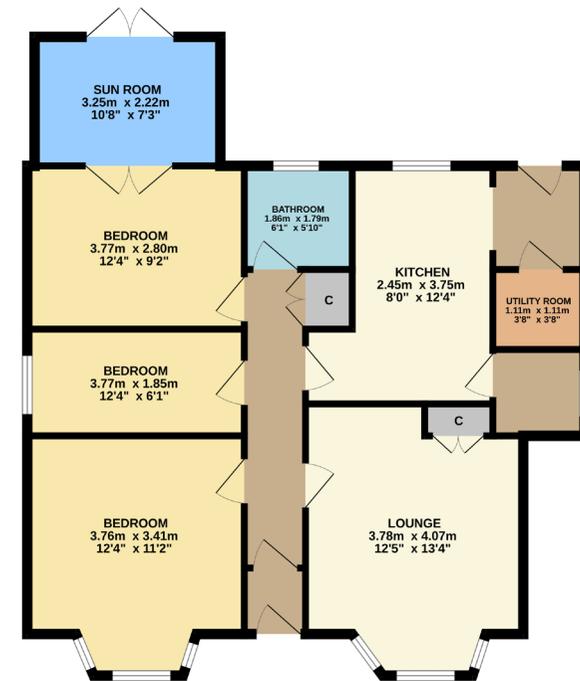
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/ES/MACKJ03-04



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
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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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