



11, Boreland Road, Kirkcudbright, DG6 4HL

GG&B
PROPERTIES

11, Boreland Road, Kirkcudbright, DG6 4HL

“A delightful, well maintained and presented detached three bedroomed bungalow in a quiet residential area on the outskirts of Kirkcudbright”

- + Entrance Vestibule
- + Hall
- + Sitting Room/Dining Room
- + Kitchen
- + Glazed side porch
- + 3 Bedrooms
- + Bathroom

+ Single Garage

+ Garden

EPC Rating C
Council Tax E



LOCATION

Situated on the outskirts of the town but in an elevated position with views from the rear garden over open countryside. The property is within easy reach of the local facilities, including a primary and secondary school, swimming pool and other recreational pursuits. Kirkcudbright is an attractive fishing town in picturesque Galloway and benefits from a range of amenities including a variety of shops, hotels, cafes and galleries.

DESCRIPTION

This well maintained, detached bungalow benefits from gas fired central heating and is fully double glazed with fitted carpets. It has an attached garage and gardens to the rear and front of the property.

ACCOMMODATION

Entrance Vestibule

External tiled steps lead to UPVC sealed unit half glazed front door and half glazed side panel; opening to small entrance vestibule with glazed panelling and glazed door opening to hall; wooden flooring.

Hall

Doors opening to sitting/dining room, bathroom, 3 bedrooms and airing cupboard with shelving; hatch to loft housing Alpha CD 35C combination gas boiler; radiator; Timeguard heating thermostat; smoke detector; carbon monoxide detector; fitted carpet.

Sitting/Dining Room

Lovely large light room with picture window to front; radiator; fitted carpet; smoke detector; glazed door to kitchen.

Kitchen

Range of fitted oak floor and wall units; laminate work top and tiled splashback; integrated Select 620 Diplomat fan oven; integrated Diplomat ceramic hob; integrated fridge freezer; extractor hood; stainless steel sink and drainer with mixer tap; plumbed for washing machine; double glazed picture window to rear overlooking the garden; wooden flooring; radiator; smoke detector; glazed door to back porch.

Glazed Side Porch

Fully glazed arched back porch with sliding doors and step to access the front and rear gardens; sealed flooring.

Bedroom 1

Double glazed window to rear; radiator; double fitted wardrobe with shelf and hanging rail; fitted carpet.

Bedroom 2

Double glazed window to front; radiator; double fitted wardrobe with shelf and hanging rail; fitted carpet.

Bedroom 3

Double glazed window to rear; radiator; single fitted wardrobe with shelf and hanging rail; fitted carpet; smoke detector.

Bathroom

Opaque double glazed window to rear; radiator; tiled flooring; fully tiled walls; bath with mixer shower tap; Mira Sport electric shower over bath; shower screen; wash hand basin with mixer taps and WC in vanity unit with cupboards; Airflow extractor fan.

OUTSIDE

Garage

Novorol electric up and over door; gas meter; electric meter; fuse box; loft hatch; light and electric point.

Front Garden

Driveway to single garage; pebbled front with shrubs; access to rear garden either side of house.

Rear Garden

Large lawned area paved to side and rear; steps up to large area with shrubs and fruit trees. Garden hedged on three sides. At the rear of the garden is a gate with steps leading down to a stream at the rear. Open outlook at the rear with attractive rural aspect and views over the Galloway hills.

VIEWING

By contacting the Selling Agents on 01556 504038.

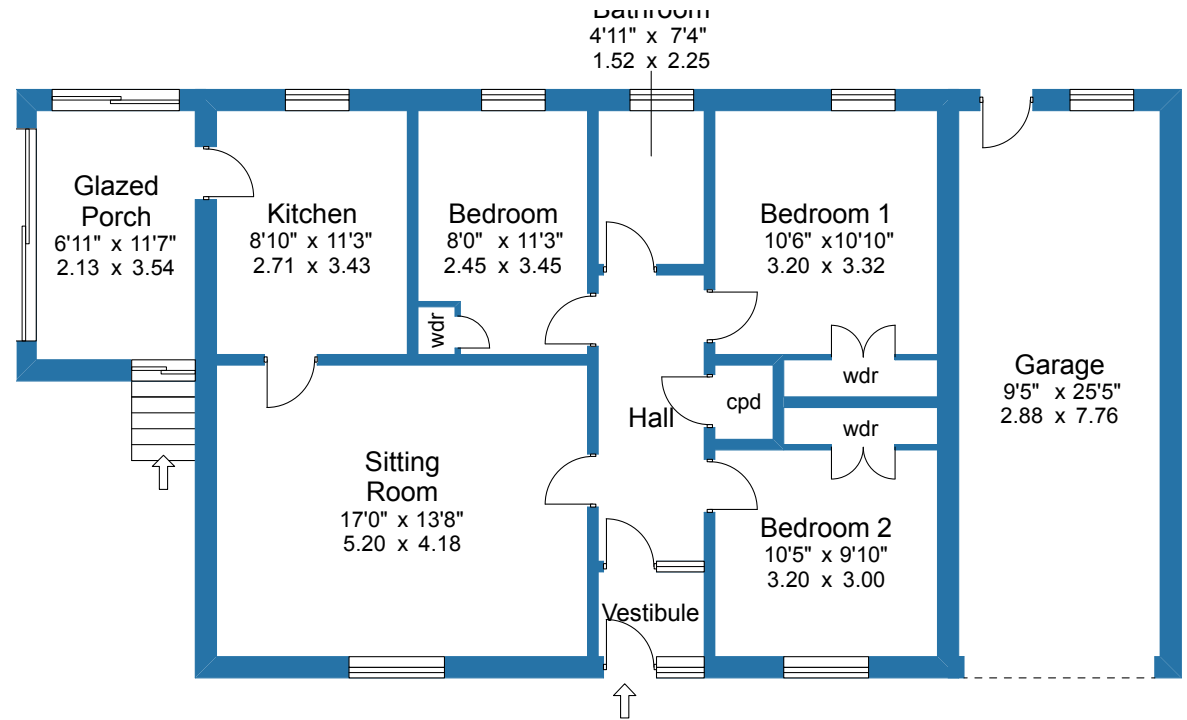
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey by telephone on 0141 338 6222 or, by simply logging onto www.onesurvey.org and entering the postcode: DG6 4HL.

OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owners reserve the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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 Castle Douglas
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 01556 503744

33 High Street
 Dalbeattie
 DG5 4AD
 01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
 Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
 The photographs have been taken with a digital camera, using a wide angled lens.

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