



34 Millburn Street, Kirkcudbright, DG6 4BZ

34 Millburn Street, Kirkcudbright, DG6 4BZ

“Charming, well presented, town house centrally located with open views across town towards MacLellan’s Castle”

Ground Floor

- + Lounge
- + Sun Lounge
- + Dining Kitchen

First Floor

- + 2 Double Bedrooms
- + Bathroom

Outside

- + Garden

EPC Rating E



LOCATION

The property is centrally located enjoying an elevated position and views across town towards MacLellan's Castle. The property is within easy reach of the local facilities, including a primary and secondary school, bowling green, tennis courts 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, galleries and swimming pool.

DESCRIPTION

Charming, well presented, end of terrace town house with a small rear garden. The property is spaciouly arranged over two floors and provides newly decorated, high ceilinged, light filled rooms. It has UPVC double glazing and gas fired central heating.

The ground floor comprises a most spacious, bright lounge which opens in to a delightful sun lounge that has direct access to the rear of the property. The dining kitchen is located at the front of the property and completes the ground floor accommodation. The first floor has a bathroom and two double bedrooms, each with built-in storage.

Outside, an attractive seating area provides fantastic uninterrupted views across town.

ACCOMMODATION

Ground Floor

Hall

Part obscure glazed external wooden front door; electric meters; staircase to the first floor and a good sized under stair storage cupboard with shelving; telephone point; smoke alarm; door to kitchen/diner and obscure glazed door through to the lounge.

Lounge

Attractive, spacious, light filled room with two UPVC astragal side facing windows; two display alcoves; coving; smoke alarm; television aerial connection; telephone point; two radiators; single glazed French doors opening on to the Sun Lounge.

Sun Lounge

Delightful addition with double glazed wood framed French doors to the garden, and side windows providing excellent far reaching views over Kirkcudbright towards MacLellan's Castle; television aerial connection; downlights; radiator.

Dining Kitchen

Bright room with two side facing astragal UPVC windows; white fitted wall and floor units with a complementing worktop incorporating stainless steel sink unit and drainer; gas cooker connection; tiled splash-back; Bosch washing machine; space for free standing fridge freezer; fitted natural wooden breakfast bar; Worcester gas central heating boiler; smoke alarm; vinyl flooring.

First Floor

First Floor Landing

The staircase with hand rail leads to the first floor landing and bedroom 2. An opening leads through to an inner hall and bedroom 1, bathroom and a built-in storage cupboard with hanging space, coat hooks and shelf; smoke alarm.

Bedroom 1

Spacious, light room with rear facing window and elevated views across town towards MacLellan's Castle; two large UPVC side facing windows; part coomb ceiled; good sized built-in shelved airing cupboard; radiator.

Bedroom 2

UPVC double glazed window to the front with views towards the Hope-Dunbar public park; part coomb ceiled; recess comprising drawer unit, shelving and storage cupboard above; telephone point; walk-in storage cupboard with shelving and coat hooks; radiator.

Bathroom

Obscure glazed UPVC window; part coomb ceiled; white suite of bath with mains shower over and waterproof wall panelled surround which continues behind the w.c. and wash-hand basin; extractor fan; non-slip flooring; radiator rail.

OUTSIDE

Garden

The rear garden area is laid in monoblock with attractive borders and bounded by wooden fencing on all three sides and access gate to a pathway and steps leading to St. Cuthbert Street. Washing line and outside light. Please note that the pathway is also used for access by two neighbouring properties.

VIEWING

By appointment with the Selling Agents.

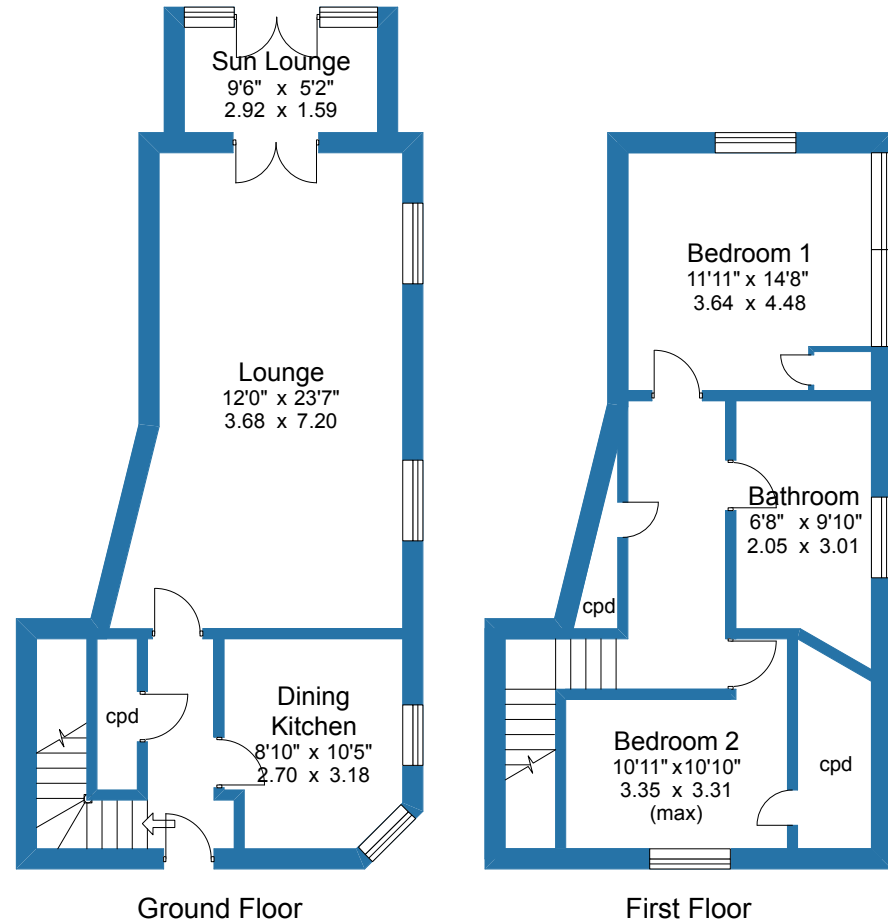
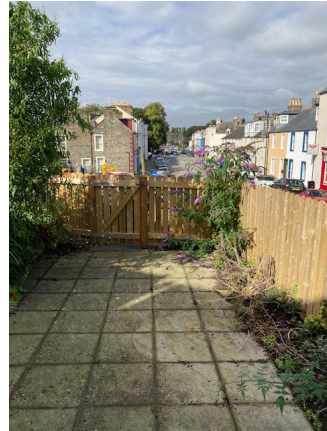
HOME REPORT

A Home Report can be downloaded from www.packdetails.com, Reference: 771186, Post code: DG6 4BZ

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves 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.



135 King Street
Castle Douglas
DG7 1NA
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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

