



**Heather Bank, 22 Mount Pleasant Avenue,
Kirkcudbright, DG6 4HF**

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“Well presented, detached bungalow with integral garage, enjoying an elevated position and views across town towards the river”

Ground Floor

- + Lounge
- + Dining Room
- + Dining Kitchen
- + 3 Double Bedrooms (1 with En-Suite Shower Room)
- + Family Bathroom

Outside

- + Garden
- + Integral Garage
- + Summerhouse

EPC Rating D



LOCATION

The property is located within a sought after private residential area on the edge of town enjoying an elevated position and views across town towards the river and hills beyond. 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

Well presented, detached bungalow with integral garage, attractively set within landscaped gardens. The property has light filled, flexible living space and layout arranged over one floor and comprises a spacious, bright lounge with delightful views across town towards the river, good sized dining kitchen with further dining area off, presently utilised as a study area. There are three double bedrooms (1 with en-suite shower room) each with built-in wardrobes, served by a family bathroom. It has UPVC double glazing, gas central heating and an electric fire in the lounge.

Outside, the property is set within well-sized, attractive established gardens with a timber summerhouse in the rear garden.

ACCOMMODATION

Ground Floor

Entrance Vestibule

Double glazed external storm doors; tiled flooring; obscure glass inner door and side screen to the hallway.

Hallway

Spacious hallway with built-in double cloaks cupboard with hanging space and shelf; further double built-in storage cupboard storing the Worcester gas central heating boiler, some shelving and hot water cylinder; smoke alarm; carbon monoxide alarm; central heating control; access hatch to partially floored loft; fitted carpet; radiator; natural wood doors to all rooms.

Lounge

Delightful, spacious, light room with large picture window overlooking the town towards the river and hills beyond; marble effect fire-place with electric fire; television aerial connection; two wall lights; dimmer switch; smoke alarm; fitted carpet; radiator; obscure glazed door to the dining room.

Dining Room

Window to the rear overlooking the garden; obscure glazed screen to kitchen with a serving hatch; fitted carpet; radiator; opening through to the dining kitchen.

Dining Kitchen

Good sized room with window to the rear overlooking the garden; range of natural wood fitted wall and floor units incorporating some glass fronted units and open shelved units with a complementing worktop, sink unit and a tiled splash-back; Zanussi electric cooker with extractor hood above; space for free standing fridge freezer and space and plumbing for washing machine and dishwasher; smoke alarm and heat detector; vinyl flooring; radiator; natural wood doors to a rear vestibule and hall.

Rear Vestibule

Part obscure glazed UPVC external door to the rear garden; vinyl flooring.

Bedroom 1 with En-Suite Shower Room

Double bedroom with window overlooking the rear garden; built-in double wardrobe with hanging space and shelving; fitted carpet; radiator; natural wood door to the en-suite.

En-Suite Shower Room

Suite of w.c. and wash-hand basin; shower cubicle with Mira Sprint shower and folding door; fully tiled; extractor fan; downlights; fitted wall mirror; fitted carpet; Aurora electric wall heater.

Bedroom 2

Double bedroom with window to the front and elevated views; double built-in wardrobe comprising hanging space and shelving; fitted carpet; radiator.

Bedroom 3

Double bedroom with window to the front and open views; single built-in wardrobe with hanging space and shelving; fitted carpet; radiator.

Family Bathroom

Obscure glazed window to the rear; coloured suite of bath with shower attachment and a tiled splash-back, w.c. and wash-hand basin; large fitted wall mirror; fitted carpet; radiator.

OUTSIDE

Garden

The front garden comprises an area of grass with established assorted beds and gravelled pathways. A driveway at the side leads to the garage and a gravelled pathway leads to the front entrance and continues round to the rear of the property. Outside lights.

There are pathways and side gates on each side of the property providing access to the rear garden. The well maintained rear garden comprises an area of lawn with washing line and attractive borders, and also a paved seating area with a timber summerhouse which has power and light.

Garage

Integral garage with automatic roller door; concrete floor; power and lights; meters and fuse box; two water taps; window to porch; wooden door to porch.

Rear Porch

Single glazed on three sides; glazed external door to the rear garden; paved flooring; plastic roof; power and light.

VIEWING

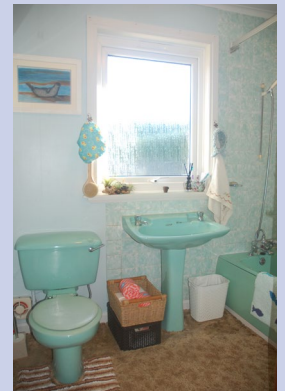
By appointment with the Selling Agents.

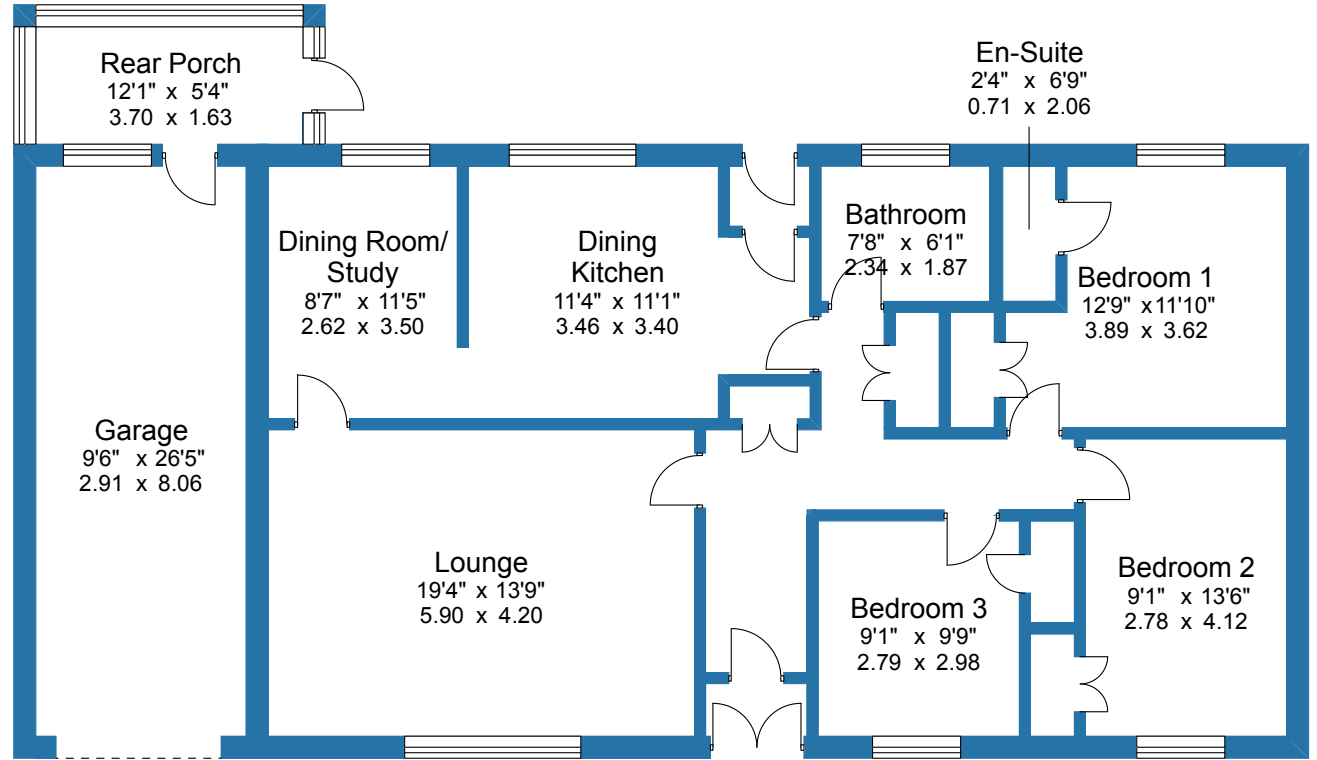
HOME REPORT

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

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.



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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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