



**Dunshaughlin, 11 Victoria Street,  
Kirkpatrick Durham, DG7 3HQ**



# Dunshaughlin, 11 Victoria Street, Kirkpatrick Durham, DG7 3HQ

“Charming, terraced, stone built cottage with sizeable rear garden and open countryside views, located within popular conservation village”

## Ground Floor

- + Sitting Room
- + Kitchen
- + Bedroom
- + Bathroom

## First Floor

- + Bedroom
- + Dressing/Storage Area and WC

EPC Rating G



## LOCATION

The property is located in the picturesque rural conservation village of Kirkpatrick Durham which has a village hall, church and park. Kirkpatrick Durham is located approximately 1 mile from Springholm which includes local amenities such as a primary school, village hall and shop. The popular market town of Castle Douglas is located approximately 6 miles distant and provides a wide range of independent shops, supermarkets, restaurants and cafes, primary and secondary schools, health centre, churches, golf course, swimming pool and cottage hospital.

## DESCRIPTION

Charming, terraced, stone built cottage with sizeable rear garden and open views to the rear, towards the park and countryside beyond. The property is finished in a traditional style and would benefit from modernisation throughout. It benefits from double glazed sash and case style windows at the front of the property and there is electric central heating throughout fed by an electric boiler.

The ground floor features a sitting room with open fire, ceiling beams and enjoys a double aspect, a double front facing bedroom and an adjoining bathroom. The kitchen extension is located at the rear of the property and has direct access to the garden. Upstairs, there is second double bedroom and a dressing/storage area with w.c. completes the accommodation. Outside, the gardens comprise a seating area with a large lawn area beyond.

## ACCOMMODATION

### Ground Floor

#### Vestibule

Traditional solid wood external front door; half height wood lining boards to walls; fitted carpet.

#### Hall

Hallway lit by a small skylight window; electric meters and fuse box; half height wood lining boards to walls; fitted carpet; radiator; wood panelled doors to lounge, bedroom, bathroom and solid wood door to the kitchen.

#### Lounge

Double glazed sash and case style window to the front with a deep sill and natural wood lined surround; traditional cast iron fire-place with a wooden surround housing open fire; natural wood finishes that include traditional ceiling beams; shelved recess with light above; leaded glass window to the rear with a deep sill and wooden surround; staircase to the first floor; fitted carpet; two radiators.

#### Kitchen

Leaded glass window to the rear overlooking the garden and further leaded glass window to the side; natural wood fitted wall and floor units incorporating 1½ bowl sink unit and tiled splash-back; built-in Neff ceramic hob and Neff fan oven; coomb ceiling; wood lined ceiling with downlights; central heating control and thermostat; spotlights; carpet tiles; wooden external door to the rear garden.

#### Bedroom 1

Double bedroom with double glazed sash and case style window to the front, deep sill and natural wood surround; natural wood finishes; fitted carpet; radiator.

#### Bathroom

Part obscure glazed window to the rear with deep sill; white suite of bath, w.c. and wash-hand with tiled splash-backs; light with shaver point; wood lined ceiling with downlights; fitted carpet; radiator.

### First Floor

#### First Floor Landing

A natural wooden staircase from the sitting rooms leads to the first floor landing; coomb ceiling; wood lining boards to walls and downlights; small skylight window; storage recess; doorways to bedroom 2 and dressing/storage area & WC.

#### Bedroom

Double bedroom with window to the rear and views across the garden towards the park and countryside beyond; coomb ceiling; wood lining boards to walls and ceiling; small skylight window to the front; television aerial connection; wall light; fitted carpet; radiator.

#### Dressing/Storage Area & WC

Window to the rear; w.c. and wash-hand basin; natural wood lining boards to walls and ceiling; downlights; fitted carpet; radiator.

## OUTSIDE

### Rear Garden

The sizeable rear garden comprises a paved seating area with a large lawn area beyond with some established shrubs, bounded by hedging on both sides. The rear garden backs on to the park and enjoys countryside views beyond. Two wooden outhouses adjoin the kitchen, one of which stores the electric Trianco Aztec boiler and modern hot water cylinder.

## VIEWING

By appointment with the Selling Agents.

## HOME REPORT

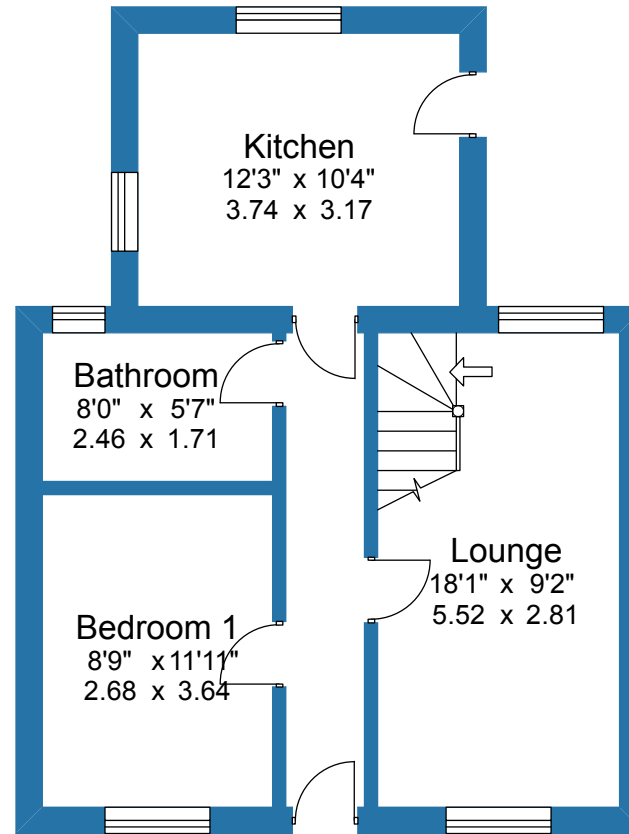
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

## OFFERS

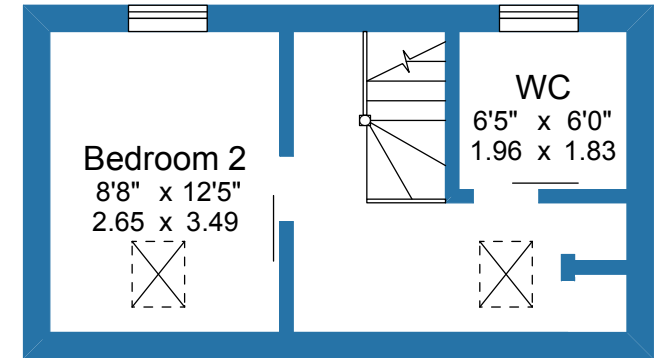
Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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01556 503744

33 High Street  
Dalbeattie  
DG5 4AD  
01556 611247



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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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