



1 Merse Drive, Kirkcudbright, DG6 4RW

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Offers Over £90,000

“Well-presented, end-terraced bungalow with attractive gardens located within a popular residential area”

Ground Floor

- + Lounge
- + Kitchen
- + Double Bedroom
- + Shower Room

OUTSIDE

- + Garden
- + Garden Shed
- + Outside Store

EPC Rating D



LOCATION

The property is located within a popular, established residential development in the west of Kirkcudbright. 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

Well-presented end-terraced bungalow with attractive front and rear gardens, located within a row of three houses. The property has well proportioned, light filled rooms in good decorative order with UPVC double glazing, oil fired central heating and an electric fire in the lounge.

The light filled lounge with fire-place is located at the rear of the property overlooking the lovely landscaped garden and the adjoining kitchen has direct access to the garden. The double bedroom with extensive wardrobes/bedside tables and shower room with walk-in shower area are located at the front of the property and complete the accommodation. There are easily managed gardens at the front and rear with outhouse and garden shed.

ACCOMMODATION

Ground Floor

Entrance Hall

UPVC external front door with a decorative glazed insert and obscure glazed side screen; cornice and centre rose; smoke detector; heat detector; telephone point; fitted carpet; radiator;

wooden doors to bedroom and shower room, glass door to lounge.

Lounge

Attractive, bright room with a large window to the rear overlooking the garden; traditional wooden fire-place with a marble effect surround housing a coal effect electric fire; television aerial connection; coving; two wall lights; smoke detector; fitted carpet; radiator; glass door to kitchen.

Kitchen

Window overlooking the rear garden; range of natural wood fitted wall and floor units with some glass fronted units and a black stone effect worktop; 1½ bowl stainless steel sink unit and drainer; tiled splash-back; built-in Hotpoint double oven and extractor hood above; Blomberg washing machine; Indesit tumble dryer; Hotpoint fridge freezer; coving; smoke detector; heat detector; downlights; tiled flooring; radiator; part obscure glazed UPVC external door to the rear garden.

Bedroom

Double bedroom with window to the front; extensive free standing wardrobes with matching bedside cabinets; access hatch to roof space; coving; fitted carpet; radiator.

Shower Room

Obscure glazed window; white suite of w.c. and wash-hand basin with splash-back; walk-in shower area with Triton mains shower, curtain/rail and a waterproof wall panelled surround; extractor fan; heat detector; non-slip flooring; UPVC lined ceiling; radiator.

OUTSIDE

Garden

A metal front access gate leads to a paved pathway and the covered front entrance with outside light. The front garden is laid to gravel with a lovely central Hydrangea on each side. The front garden is bounded by decorative walling.

The attractive, enclosed rear garden is laid in pebbles with stepping stones to a paved circular feature area and a decked seating area beyond with shrubs, oil tank, washing line, outside water tap, wooden garden shed and an outside light. The rear garden is bounded by walling and fence. A gate gives access to a shared pend which leads to the front of the property.

Outside Store

Adjoining the front of the property and stores the Worcester oil central heating boiler, fuse box and electric meter. Carbon monoxide alarm.

VIEWING

By appointment with the Selling Agents.

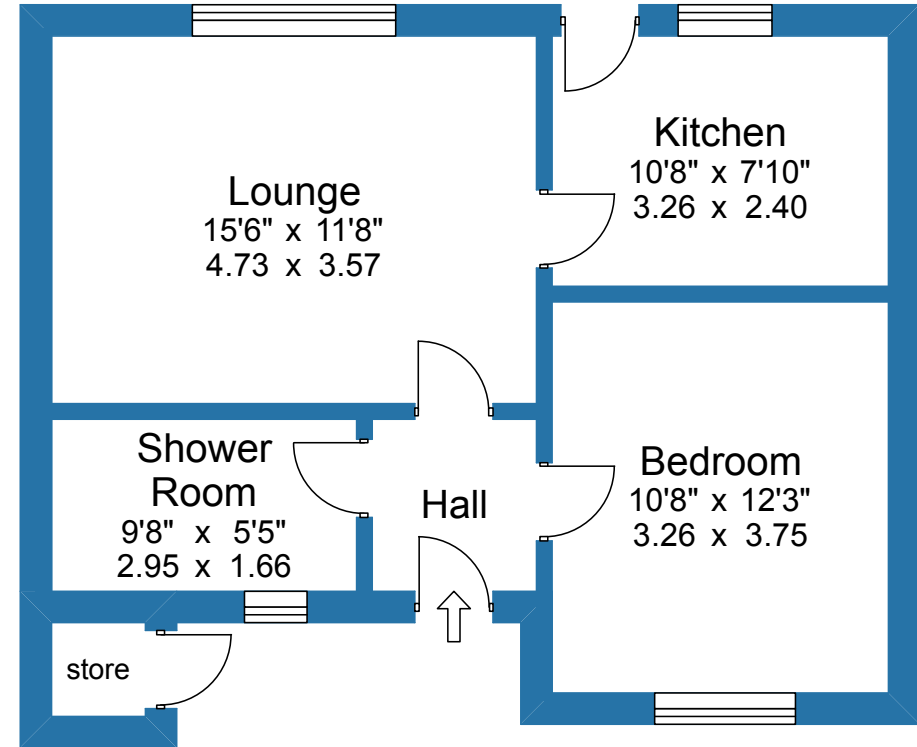
HOME REPORT

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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