



22 Merse Avenue, Kirkcudbright, DG6 4RN



# 22 Merse Avenue, Kirkcudbright, DG6 4RN

Offers over £145,000

“Attractive, semi-detached, 3 bedroom bungalow with generous sized gardens and off street parking”

## Ground Floor

- + Lounge
- + Kitchen
- + 3 Bedrooms
- + Shower Room

## Outside

- + Garden
- + Large Garden Shed

EPC Rating D



## LOCATION

The property is situated within an established residential development on the west side 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

Attractive, semi-detached, bungalow with generous sized gardens and off street parking. The property is in good decorative order throughout with UPVC double glazing and an air source heat pump serves the radiators.

The property features a bright front facing lounge with partial distant views towards the river and adjoining modern fitted kitchen which has direct access to the rear garden. There are three double bedrooms, each with built-in storage, served by a modern fitted shower room.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Part obscure glazed UPVC external front door; walk-in storage cupboard with shelving and coat hooks; storage cupboard storing

the hot water cylinder; telephone point; smoke detector; central heating thermostat; hatch to roof space; fitted carpet; radiator; doors to lounge, shower room and 3 bedrooms.

#### Lounge

Light filled room with large window to the front; free standing fire-surround housing electric fire; fitted floor storage cupboard; television aerial connection; coving; smoke detector; fitted carpet; radiator; door to kitchen.

#### Kitchen

Window to the rear overlooking the garden; modern white wooden fitted floor and wall units with a complementing wood effect worktop and a tiled splash-back; stainless steel sink unit and drainer; Beko electric cooker and stainless steel extractor above; space for free standing fridge freezer; cupboard storing meters; laminate flooring; heat detector; radiator; part obscure glazed UPVC external door to the rear garden.

#### Bedroom 1

Double bedroom with window overlooking the rear garden and slim window to the side; double built-in wardrobe; fitted carpet; radiator.

#### Bedroom 2

Presently utilised as a dining room. Window to the front; double built-in wardrobe; fitted carpet; radiator.

#### Bedroom 3

Double bedroom with window to the rear garden; double built-in shelved storage cupboard; fitted carpet; radiator.

#### Shower Room

Obscure glazed window; white suite of w.c. and wash-hand basin; walk-in shower enclosure with mains shower and waterproof wall panelled surround; extractor fan; UPVC lined ceiling with recessed lighting; waterproof panelling to walls; tiled flooring; radiator towel rail.

#### Note

Please note that the Photovoltaic solar panels are fitted to the front roof elevation.

## OUTSIDE

### Garden

There are generous gardens to the front, side and rear of the property and a tarmac driveway provides off street parking.

The front garden is laid to gravel with some shrubs and a paved pathway leads to the front entrance. It is bounded by walling at the front and side. Outside lights. The rear and side gardens comprise an elevated seating area with large areas of grass beyond, raised fish pond and vegetable plots. Double wooden gates provide access to a tarmac driveway for parking. Oil tank and Riello air source heat pump. Please note that the greenhouse will be removed.







### Large Garden Shed

Timber construction; metal clad roof; concrete floor; window; power and light.

### VIEWING

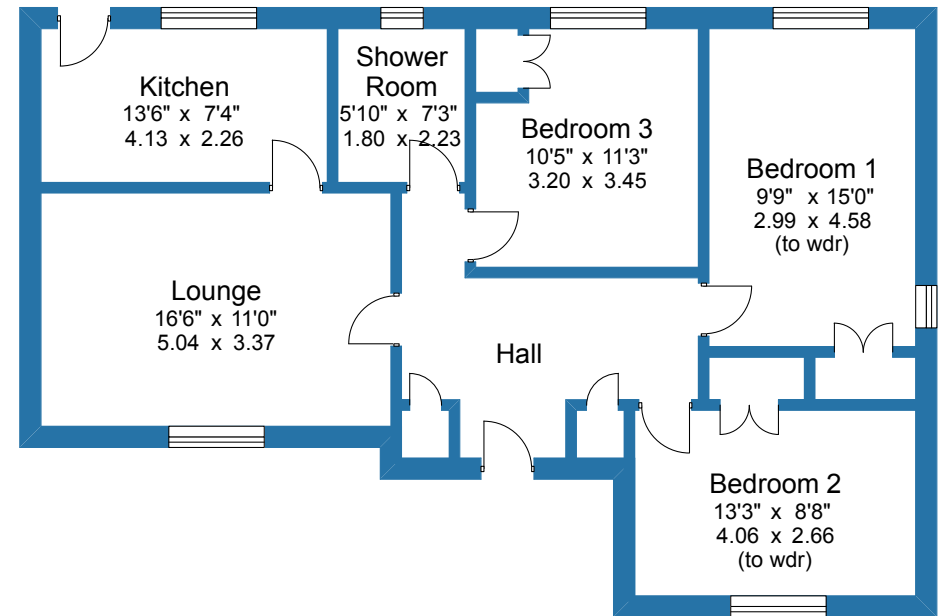
By appointment with the Selling Agents.

### 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](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.



For illustrative purposes only. Not to scale.



135 King Street  
Castle Douglas  
DG7 1NA  
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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