



41 Castledykes Road, Kirkcudbright, DG6 4AW

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Offers in the region of £130,000

“Well-presented, 3 bedroom,
semi-detached family home
located convenient for the local
school and amenities in the town”

Ground Floor

- + Lounge/Dining Room
- + Kitchen
- + Shower Room

First Floor

- + 3 Double Bedrooms

Outside

- + Gardens
- + Driveway
- + Garden Shed

EPC Rating D



LOCATION

The property is located in an established housing development, originally built for the local authority, in the south-west of Kirkcudbright. The local football ground is nearby and school grounds are to the rear. It is convenient for all local facilities and amenities in the town. Kirkcudbright is an attractive harbour town in picturesque Galloway, situated on the banks of the River Dee, offering a blend of artistic heritage, medieval history and scenic coast. It enjoys a wide variety of shops, pubs, hotels, restaurants, cafes and numerous galleries. Local facilities include a primary and secondary school, bowling green, golf course, tennis courts, swimming pool, marina and other recreational pursuits.

DESCRIPTION

Well-presented, semi-detached family home with off street parking and easily managed gardens overlooking a playing field at the rear. The property enjoys well-proportioned, light filled rooms in good decorative order with UPVC double glazing, gas central heating and a gas fire in the lounge.

The property briefly comprises on the ground floor, a spacious and light lounge/dining room with windows at the front and rear, adjoining kitchen which has direct access to the rear garden and a shower room which completes the ground floor accommodation. Upstairs, there are three good sized bedrooms to provide a comfortable family home.

ACCOMMODATION

Ground Floor

Entrance Hall

Bright entrance with UPVC external front door and obscure glazed insert; obscure glazed window to the side; broom cupboard storing Worcester gas central heating boiler, meters and fuse box; cloaks cupboard with coat hooks and shelf; central heating thermostat; smoke detector; coving; fitted carpet; radiator; staircase to the upper floor; part glass door to lounge and door to shower room.

Lounge/Dining Room

Light room with window to the front and large window to the rear overlooking the garden; wall mounted gas fire on a tiled hearth; under stair storage cupboard; television aerial connection; full height fitted shelved storage cupboard; telephone point; carbon monoxide alarm; smoke detector; fitted carpet; radiator; part glass door to kitchen.

Kitchen

Bright room with window to the side and part obscure glazed UPVC external door to the garden; white wooden fitted wall and floor units incorporating some glass fronted units and open shelved units and a complementing black stone effect worktop and stainless steel 1½ bowl sink unit; tiled splash-back; built-in Whirlpool double oven and Whirlpool gas hob and extractor hood above; separate under counter fridge and freezer; space and plumbing for washing machine; smoke detector; heat detector; fitted carpet.

Shower Room

Obscure glazed window; coloured suite of w.c. and wash-hand basin in vanity unit; walk-in shower area with Triton shower, waterproof wall panelled surround and shower curtain; fully tiled walls; coving; extractor fan; fitted carpet; radiator.

First Floor

First Floor Landing

A carpeted staircase leads to the first floor landing which is lit by a front facing window; access hatch to roof space; coving; smoke detector; doors to 3 bedrooms.

Bedroom 1

Spacious and light double bedroom with large window to rear with open views; television aerial connection; telephone point; coving; fitted carpet; radiator.

Bedroom 2

Double bedroom with large window to rear with views towards the playing field; coving; radiator.

Bedroom 3

Double bedroom with large window to front; built-in shelved storage cupboard; Openreach master socket; coving; coat hooks; fitted carpet; radiator.

OUTSIDE

Garden

The property is accessed by a paved driveway and pathway which leads to the front entrance. The front garden is laid to gravel and bounded by walling.

The paved driveway continues alongside the property to the rear garden. The easily managed rear garden is also laid to paving with a rotary washing line, outside water tap, outside lights and a wooden garden shed. It is bounded by walling on three sides.

VIEWING

By appointment with the Selling Agents.

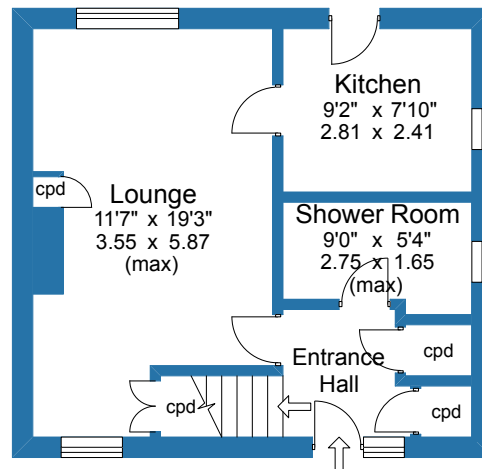
HOME REPORT

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.

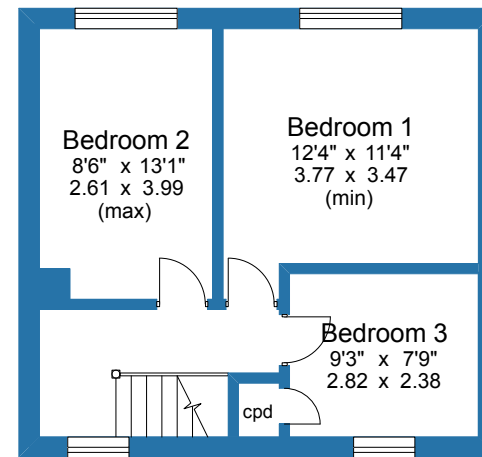
OFFERS

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.





Ground Floor



First Floor

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.

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