



Kilgraston, Merse Way, Kippford, DG5 4LH

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"Immaculately presented 3 bedroom detached bungalow with views towards to Solway Estuary and countryside beyond with sizeable gardens, garage and off street parking"

Accommodation

- + Hall
- + Kitchen Diner
- + Lounge
- + 3 Double Bedrooms, 1 en-suite
- + Shower Room

External

- + Large Garage
- + Driveway for 1 car
- + Front, Side and Large Rear Gardens

EPC Rating E

Council Tax Band F



LOCATION

Located within the peaceful and sought after residential development of Merse Way, Kilgraston is located on the outskirts of the popular sailing village of Kippford on the Solway Coast which is designated as an area of 'Outstanding Natural Beauty'. The village is home to the Solway Yacht Club, a Chandlery, marina, two pubs, both serving food, and a craft shop/café. Also within half a mile is an award winning Pottery and a Golf Course with seasonal tearoom. There is access to some of the region's best walking tracks nearby. Mountain bikers are also well catered for in the region with the Dalbeattie Forest just minutes away and the 7Stanes cycle tracks are also easily on hand. There is a good selection of golf courses, as Colvend, the championship course at Southernness and the Dalbeattie course are within easy reach. Dalbeattie, known as "The Granite Town" and gateway to the Solway Coast offers primary and secondary schooling, shops, local food stores and a health centre, and is approximately 5 miles from Kippford. The village of Rockcliffe and the sandy beaches at Sandyhills are also close at hand.

DESCRIPTION

Immaculately presented 3 bedroom detached bungalow with driveway and integral garage set on a sizeable plot. The property enjoys well-proportioned light filled rooms in excellent decorative order with the lounge and kitchen diner opening onto a balcony to the rear with pleasing views over the garden to the adjoining countryside and Estuary beyond. There are 3 double bedrooms, all with built in storage, with the master including a modern en-suite shower room, all served by a modern family shower room. Throughout the property there is UPVC double glazing, oak internal doors and oil central heating with a solid fuel stove in the lounge that it not presently connected.

Outside there is a driveway for 1 car leading to a large integral garage with workshop and large storage area. The front and side gardens are laid to lawn with the large rear garden being laid to gravel, lawn and a decked area. The rear garden also features a woodland area.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Hall

UPVC external obscure glazed door with panel to side into spacious hall; doors to dining kitchen, lounge, bedrooms 1, 2 & 3, shower room and



airing cupboard; pleasing decorative glazed window to dining area; coving; Honeywell thermostat; 2 x smoke alarms; spotlights; radiator; wood effect laminate flooring.

Dining Kitchen

Large bright open plan dining kitchen with archway through to spacious lounge; modern duck egg blue wall and floor units with complementing worktops; Caple 1 ½ sink with mixer tap; large window to rear garden; integrated Caple double oven; integrated fridge freezer; space and plumbing for washing machine; integrated concealed prima dishwasher; large island unit with breakfast bar and induction 4 ring hob with integrated extractor fan; tilt and slide glass doors to balcony with wood and glass balustrade also accessed from the lounge; coving; spotlights; UPVC obscure glazed external door to side; 2 x radiators; wood effect laminate flooring.

Lounge

Bright spacious room with tilt and sliding doors to rear and large window to side; solid fuel stove (not presently connected) set on tiled hearth, fystone surround and wooden mantle; television connection point; oak glazed door to hall; coving; radiator; fitted carpet.

Bedroom 1

Good sized double bedroom with en-suite shower room; range of built in wardrobes with shelving and hanging space; 2 windows to side; coving; radiator; fitted carpet.

En-Suite Shower Room

Modern suite of W.C. with concealed cistern and wash hand basin in vanity unit and Mira electric shower with rainforest shower head and glass door; waterproof wall panels to walls and ceiling; heated towel rail; 2 x shelved wall units, 1 mirrored; extractor fan; spotlights; tile effect laminate flooring.

Bedroom 2

Double bedroom with window to front; built in wardrobes with shelving and hanging space; coving; radiator; fitted carpet.

Bedroom 3

Double bedroom with window to front currently used as an office; built in wardrobes with shelving and hanging space; hatch to attic; Openreach connection point; coving; radiator; fitted carpet.



Shower Room

Good sized modern shower room with suite of W.C. with concealed cistern and wash hand basin in vanity unit with cupboards and mains shower cubicle with glass screen and rainforest shower head; waterproof wall panels to walls and ceiling; 2 obscure windows to side; airing cupboard with water tank and shelving; heated towel rail; extractor fan; spotlights; tile effect laminate flooring.

OUTSIDE

Garden

Monoblock driveway for 1 car to garage with outside lights; gated paved path to front door located to the side of the property with tiling and outside light, passing the front garden laid to lawn with flower borders and small trees; path continues to kitchen door at side and to rear garden to large gravel area with paving slabs with rotary air dryer, oil tank, coal bunker and Grant boiler; paving continues to rear to area laid to lawn and decking with pond with plant, shrub and small tree borders; a section of the garden to the right is laid to woodland; the garden to the other side of the property is largely laid to lawn with a gravel seating area encompassed with hedging and shrubs.

Garage

Large garage with workshop containing shelving and integrated cupboard with large storage area; meters and fuse box; electric up and over vehicle door; outside tap; concrete floor; external door to rear.

VIEWING

By appointment with the Selling Agents of 01556 504038.

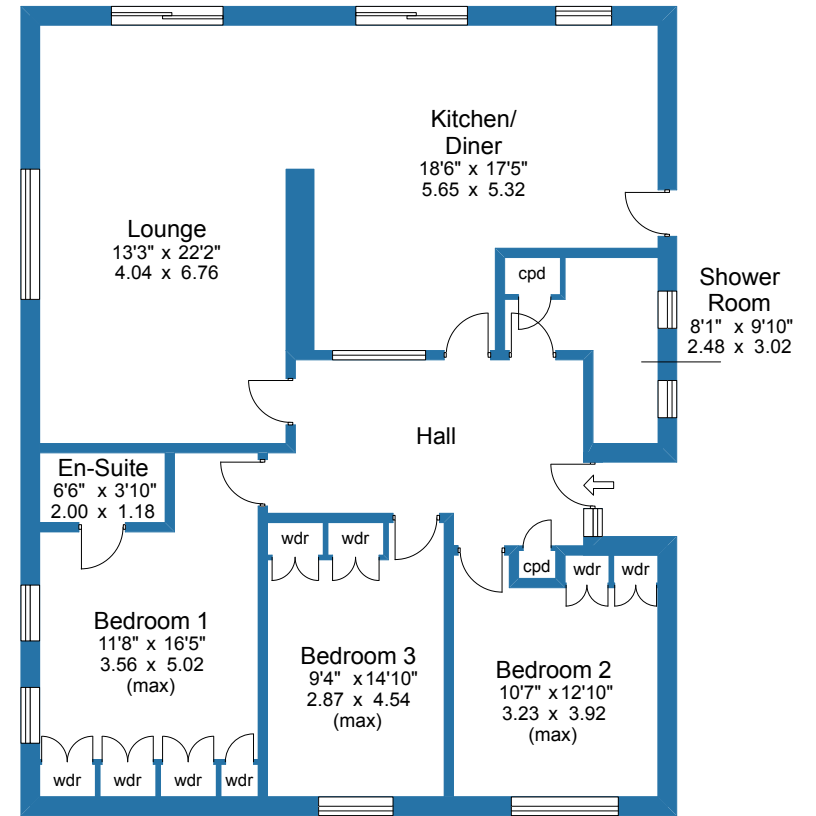
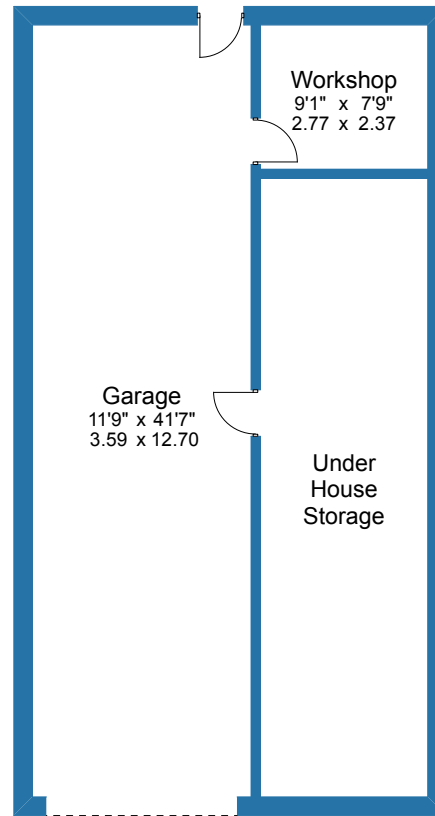
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners reserve 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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