



10 Riverview Park, Kippford, DG5 4LG.

GG&B
PROPERTIES

10 Riverview Park, Kippford, DG5 4LG.

“Immaculately presented detached log built home with spectacular views of the Solway Estuary located in a highly desirable development in the village of Kippford.”

Ground Floor

- + Lounge with double height atrium
- + Kitchen Diner
- + Covered balcony
- + Rear Hall
- + WC
- + Study/Bedroom 4
- + Master Bedroom suite with en-suite bathroom and dressing room
- + Sunroom

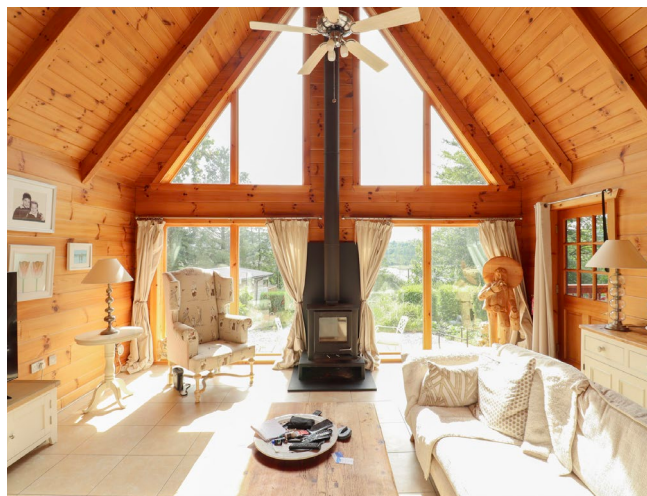
First Floor

- + Mezzanine landing overlooking lounge
- + 2 Double Bedrooms
- + Bathroom

Outside

- + Front garden
- + Car Port
- + Driveway
- + Log Store
- + 2 Sheds

EPC Rating C



LOCATION

10 Riverview Park is located in a desirable development 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 log built detached home with 3 double bedrooms, study/bedroom 4, large kitchen diner and impressive double height lounge offering spectacular views over the Solway Estuary. 10 Riverview Park offers spacious light-filled rooms in immaculate decorative order with versatile accommodation over 2 floors including a pleasing sun room with views over the surrounding countryside to the coast. The ground floor master bedroom suite offers a spacious bedroom, en-suite bathroom and dressing room, with two further good sized double bedrooms upstairs served by a modern family bathroom. There is double glazing and oil central heating throughout the property with tiled floors and underfloor heating to the ground floor and a feature solid fuel stove in the lounge.

Externally there is a carport and driveway with parking for several cars, a covered balcony with seating and attractive gardens to the front and side all with beautiful views over the countryside to the coast.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor

Lounge

Beautifully bright and spacious room with double height atrium and full height glazing to maximize views. Solid fuel stove with slate hearth and exposed flue; ceiling light and fan; part-glazed door to balcony, part glazed double doors to kitchen diner; door to bedroom; open stairway to upper floor; heating control point.

Kitchen Diner

Spacious bright room with windows to the rear and side; range of modern cream wall and floor units with complimenting stone effect worktops and tiled splashbacks; 1 ½ stainless steel sink and drainer; electric induction hob; two integrated ovens; extractor hood; integrated fridge/freezer; integrated washing machine and tumble dryer; integrated dishwasher; spotlights to ceiling; tiling to floor; glazed doors to lounge; doors to rear hall and good sized pantry storage cupboard with shelving; thermostat control; smoke detector; sliding doors to covered balcony to front.

Covered Balcony

Delightful sheltered seating area with views over the countryside and coast; wooden balustrade; outside light; wooden trim to ceiling with spotlights; stone effect flooring.

Rear Hall

Part glazed external wooden door to rear; storage cupboard housing electricity meters, telephone point, heating control unit, shelving and hanging space; electricity consumer unit to wall; spotlights; doors to study, lounge, kitchen and WC.

WC

Modern suite of WC and wash-hand basin; mirror; spotlights to ceiling; extractor fan.

Study / Bedroom 4

Good sized double bedroom room currently used as a study; window to rear.

Master bedroom 1

Large bright double bedroom with adjoining en-suite bathroom and dressing room in immaculate condition; television point; telephone point; heating thermostat control; spotlights to ceiling; smoke detector; sliding doors to sun room.

En-suite bathroom

White suite of W.C., freestanding bath with shower attachment, wash-hand basin and shower cubicle with glass doors; window to rear; heated towel rail; extractor fan; tiling to walls; spotlights to ceiling.

Dressing Room

Good sized space offering practical and useful storage.

Sun room

Light filled space offering views over the garden and to the Solway estuary beyond. Full height windows to 2 walls; wood lined ceiling with spotlights; external electricity socket.

First Floor

Mezzanine landing

Stairs from the lounge lead up to a beautiful bright space offering views over the lounge below and beyond; heating thermostat control; Carbon Monoxide detector; doors to Bedrooms 2 & 3 and family bathroom; fitted carpet.

Bedroom 2

Light filled dual aspect double bedroom with windows to side and front offering views to surrounding countryside; built-in wardrobe with hanging and shelving space; door to storage cupboard in eaves housing water tank; television point; radiator; fitted carpet.

Bedroom 3

Lovely bright dual aspect double bedroom with windows to front and side offering beautiful views; built-in wardrobe with hanging and shelving space; door to eaves storage cupboard; television point, smoke detector; radiator; fitted carpet.

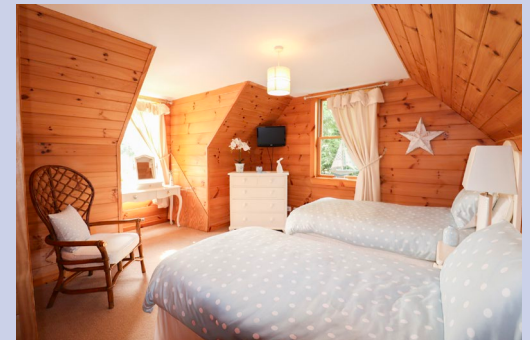
Bathroom

Suite of W.C., wash-hand basin and bath with shower attachment and glass screen; window to rear; tiling to walls; heated towel rail; extractor fan; tile effect linoleum flooring.

OUTSIDE

Car Port

Tarmac driveway to side leading to car port with parking for several cars; log storage; oil tank.





Garden

Gravelled area to front with mature shrubs and planting; steps to balcony leading to lounge and kitchen; paved seating area with beautiful views; lawned area to side with mature trees and oil central heating boiler; gate leads to monoblock paved path to rear with steps to rear door; 2 wooden sheds; outside light; outside tap.

Furniture within the property may be available by separate negotiation.

VIEWING

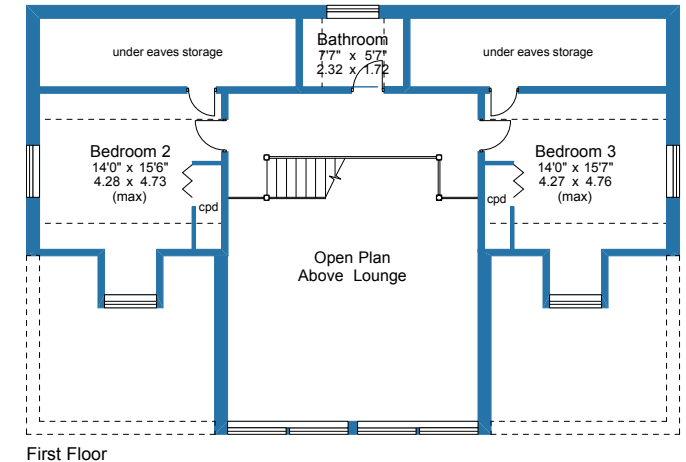
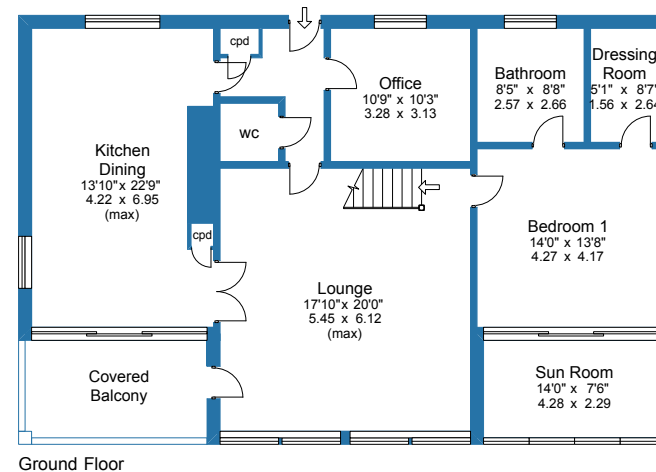
By appointment with the Selling Agents of 01556 504038.

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.



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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