The Mill House, Cannee Court, Kirkcudbright, DG6 4XD

“A deceptively large 3 bedroomed linked property in a delightful barn conversion with stunning views over Kirkcudbright and the estuary and within easy walking distance of the town.”

**Ground Floor**
+ Entrance Lobby
+ WC
+ Kitchen/Dining Room
+ Utility Room
+ Lounge
+ Conservatory

**First Floor**
+ 3 bedrooms (1 en-suite)
+ Bathroom

+ Small patio garden and parking for 2 cars

**EPC rating D**
LOCATION
Situated on the outskirts of Kirkcudbright, The Mill House is within walking distance of the town centre and all the local amenities including a variety of shops, hotels and restaurants. The town also has both primary and secondary schooling, cottage hospital and health centre. There is also a swimming pool, 18 hole golf course, tennis courts, squash courts and bowling green. More rural pursuits include hill walking, fishing, mountain biking and sailing.

DESCRIPTION
A delightful 3 bedroomed property in a sympathetic barn conversion with stunning views over Kirkcudbright and the estuary. The property is deceptively large and benefits from oil fired central heating and double glazing, wooden and tiled flooring on the ground floor and fitted carpets on the first floor. Viewing is highly recommended.

ACCOMMODATION

Entrance Hall
Part glazed wooden door opens to hall; wooden flooring; radiator; coat hooks; doors to WC and inner hall.

WC
Glazed opaque window to side; wash hand basin with splashback; WC; radiator; wooden flooring.

Inner Hall
Door to kitchen; carpeted stairs to first floor; smoke alarm.

Kitchen/Dining Room
Window to courtyard; doors to utility room and lounge; a well fitted kitchen with a good range of floor, wall; drawer and pan drawer units; tiled floor; integrated diplomat electric oven; integrated Schott ceramic hob; extractor fan; integrated Hoover freezer; integrated fridge; integrated Kenwood dishwasher; partially tiled walls; cream resin 1.5 sink and drainer with mixer taps; green marble effect laminate worktop.

Dining Area
Wooden flooring; radiator.

Utility Room
Window to side; stainless steel sink and drainer with mixer tap; good range of wall and floor units; tiled floor; Xpelair; integrated washing machine; integrated tumble dryer; Worcester Heatslave 20/25 oil boiler; coat hooks.

Lounge
Wooden flooring; radiator; TV aerial connection; glazed double French doors and single glazed door to conservatory; door to large understairs cupboard.

Conservatory
Glazed windows and door to back of property leading into small garden area with panoramic views; radiator; tiled flooring; polycarbonate roof.

First Floor
Carpeted stairs lead to landing.

Landing
Fitted carpet; doors to 3 x bedrooms, bathroom and large cupboard with shelving and Grundfos water pump; radiator; smoke alarm; hatch to loft.

Bedroom 1
Window to back of property enjoying lovely views over countryside; two fitted wardrobes with mirrored panel with shelving and hanging rail; fitted carpet; radiator; door to en-suite shower room

En-suite Shower Room
WC & wash hand basin; vinyl flooring; large walk in fully tiled shower cubicle with Mira electric shower; glass door; extractor fan; Velux window.

Bathroom
Wash hand basin; shaver light; WC; bath with shower over and folding shower screen; radiator; vinyl flooring; Xpelair; part tiled; Velux window.

Bedroom 2
Fitted carpet; radiator; Velux window.

Bedroom 3
Large feature arched window making this bedroom a lovely light room; fitted carpet; radiator.

OUTSIDE
Parking at back of property for 2 cars; stone steps leading to patio area with small garden and panoramic views over surrounding countryside.

VIEWING
By contacting the Selling Agents on 01557 330539.

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: DG6 4BS.

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.
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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. SC301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

For illustrative purposes only. Not to scale.