“Unique opportunity to purchase a detached rural house with stunning views across Kirkandrews Bay”

FIRST FLOOR
+ Entrance Porch
+ Hall
+ Sitting Room
+ Kitchen/Diner
+ Utility Room
+ Shower Room
+ Rear Vestibule

SECOND FLOOR
+ 3 bedrooms
+ Bathroom
+ Garden

EPC rating C
LOCATION
Whitehill is situated at Ingleston just past the delightful Kirkandrews church. The property is accessed by a half mile single track and has stunning views over Kirkandrews Bay. The property is ideally suited as both a principal home or as a holiday retreat. Nearby Borgue village has a hotel and primary school with the attractive harbour town of Kirkcudbright hosting a variety of local amenities including secondary schooling, health centre, cottage hospital, swimming pool and tennis courts. There are many outdoor pursuits close by including sailing, fishing, golfing, hill walking and mountain biking.

DESCRIPTION
A 3 bedroom house having been renovated but needs refurbishment. The property benefits from partial oil central heating and is double glazed throughout.

ACCOMMODATION
Entrance Vestibule
Hardwood front door with glazed panel; double glazed window to side; door to hall.

Hall
Arch to kitchen/diner; door to sitting room; stairs to first floor; heating thermostat; smoke alarm.

Sitting Room
Dual aspect double glazed windows with stunning views over Kirkandrews Bay; radiator; fitted carpet; understairs storage cupboard.

Kitchen/Diner
Range of fitted wall and base units with drawers; Formica worktop; stainless steel 1.5 sink and drainer with mixer tap; electric hob; electric oven; extractor fan; plumbed for dishwasher; dual aspect windows to front and rear; radiator; woodburner sitting on tiled hearth; door to rear hall.

Rear Hall
Doors to understairs storage cupboard; shower room and utility room.

Shower Room
Wash hand basin; WC; shower cubicle with sliding doors and respatex walls; radiator; double glazed window with opaque glass.

Utility Room
Stainless steel sink and drainer; radiator; double glazed window to back; plumbed for washing machine; fitted carpet; door to rear vestibule.

Rear Vestibule
Double glazed window to back; Worcester oil combi boiler; fuse box; electricity meter; Everest PVC composite door to garden.

FIRST FLOOR
Turned staircase to first floor; double glazed window.

Landing
Doors to bathroom, storage cupboard, 3 x bedrooms; smoke alarm.

Bathroom
Wash hand basin; WC; bath with bath/shower mixer tap; Velux window; coombed ceiling; fitted carpet; Newlec extractor fan; part tiled; radiator.

Bedroom 1
Double glazed window to front; Velux window; coombed ceiling.

Bedroom 2
Dual aspect double glazed window to front; Velux window to rear; fitted carpet; coombed ceiling.

Bedroom 3
Dual aspect double glazed windows to front and rear; fitted carpet.

OUTSIDE
A half mile single track leads from Kirkandrews to Whitehill. The property boasts stunning views of Kirkandrews Bay. The garden is approximately ¼ acre with boundary wall. It is in need of cultivation.

DIRECTIONS
From Kirkcudbright, take the B727, just beyond the 30 mph limit (signposted Borgue). Follow this road to Borgue and turn left through Borgue following the signs for Carrick. Take this road for approximately 2 miles taking a left hand turn to Kirkandrews. Drive through the small hamlet of Kirkandrews and the drive to the property is situated at the end of the road.

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 4UA.

OFFERS
Offers 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.