



34 Millflats, Kirkcudbright, DG6 4ER

GG&B
PROPERTIES

34 Millflats, Kirkcudbright, DG6 4ER

“Delightful one bedroom semi-detached bungalow in good condition, would suit first time buyer or someone wanting to downsize”

Accommodation

- + Hall
- + Sitting Room
- + Kitchen
- + Bedroom
- + Bathroom

Outside

- + Front and Rear Garden

EPC rating D



LOCATION

Situated within level walking distance of the town centre, 34 Millflats is within an established residential area. Kirkcudbright is a small picturesque fishing port which has a variety of shops, hotels and restaurants as well as both primary and secondary schooling, health centre and amenities such as a golf course, swimming pool, marina, tennis and squash courts. The surrounding area offers access to various scenic walks.

DESCRIPTION

A one bedroomed semi-detached bungalow in good condition with bright and airy rooms and benefitting from gas central heating and double glazing.

ACCOMMODATION

Entrance hall

Steps to semi glazed UPVC front door; radiator; open entrance to kitchen; door to bedroom and bathroom; fitted carpet; large double cupboard with hanging rail and shelves; smoke alarm; Danfoss heating thermostat.

Kitchen

A good range of wall and floor units; Hotpoint Ultimate electric cooker with ceramic hob and double oven; extractor hood; stainless steel 1.5 sink and drainer with mixer tap; Hotpoint washing machine; Potterton Promax combi HE Plus gas boiler; Danfoss programme heating controls; cupboard with electric meter and fuse box; dual aspect windows to front and side; vinyl flooring; radiator; part tiled walls; door to sitting room.

Sitting Room

Window to front; electric coal effect fire; TV aerial connection; radiator; fitted carpet.

Bedroom

Large bright double bedroom with window to rear; radiator; fitted carpet; shaver light; fitted cupboard with hanging rail.

Bathroom

White suite comprising WC, wash hand basin and bath with Triton Ivory 4 electric shower over; part tiled walls; opaque glazed window to rear; radiator; heated towel rail; Manrose extractor fan; corner shelving display units; medicine cabinet with mirror; shaver light; hatch to loft.

OUTSIDE

Wrought iron gate with fencing opens to attractive front gravelled garden with a good variety of flowers and shrubs; paved to entrance door at side of property; external gas meter. There are steps leading down to the rear garden which is laid mainly to lawn with fruit trees, greenhouse and 3 sheds.

VIEWING

By contacting the Selling Agents on 01556 504038

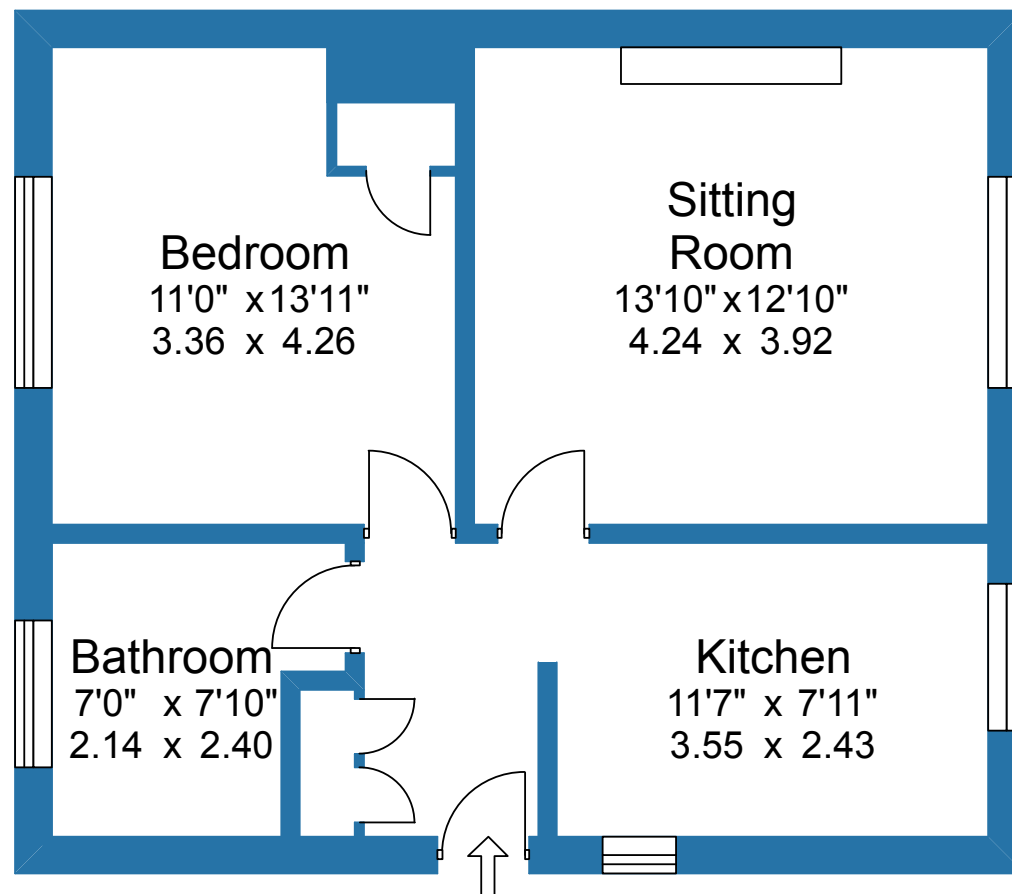
HOME REPORT

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 4ER.

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.





For illustrative purposes only. Not to scale.



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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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