



23 Princess Street, Kirkcudbright, DG6 4LE

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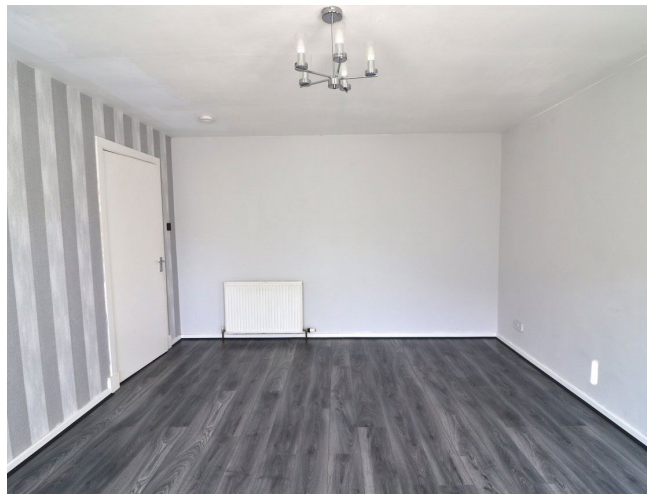
“Well presented and easily maintained two bedroomed end terraced house in excellent condition”

- + Hall
 - + Lounge
 - + Kitchen
 - + Rear Hall
 - + 2 Bedrooms
 - + Box room/Study
 - + Bathroom
- + Front and Back Garden

EPC rating C

Distances

Dumfries 27 miles
Dumfries and Galloway hospital 25 miles
Carlisle 61 miles
Edinburgh 106 miles
Glasgow 102 miles



LOCATION

Situated within close proximity to both primary and secondary schools, with the town's swimming pool and other recreational facilities nearby. The property is within level walking distance from the town centre and the local bus stop nearby. The town centre benefits from a range of amenities including a variety of shops, hotels, cafes and galleries. Kirkcudbright itself is an attractive fishing town in picturesque Galloway.

DESCRIPTION

This well presented, easily maintained two bedroomed end terraced house benefits from gas central heating, double glazing and new flooring on the ground floor and new carpets on the stairs and first floor. It offers ideal accommodation for a first time buyer, a young family or someone looking to downsize.

ACCOMMODATION

Ground Floor

Hall

Part glazed UPVC front door with glazed side panel; doors to sitting room, kitchen and rear hall; stairs to first floor; radiator; smoke detector; Hive heating controls; wood plank oak effect laminate flooring.

Lounge

Two windows to rear; wood plank oak effect laminate flooring; radiator; TV aerial connection point.

Kitchen

A good range of white fitted floor, drawer and wall units; plumbed for washing machine (Beko); Baumatic fridge; integrated

Baumatic electric oven and grill; integrated Baumatic gas hob; extractor hood; stainless steel sink and drainer with mixer tap; laminate worktop; wood plank oak effect laminate flooring; radiator; smoke detector; window to front garden.

Rear Hall

Worcester gas boiler; cupboard housing fuse board and smart meter; wall mounted coat hooks; carbon monoxide detector; part glazed UPVC door to back garden.

First Floor

Landing

Stairs to first floor with fitted carpet; landing with doors to box room; two bedrooms; bathroom; large storage cupboard with shelving; radiator; hatch to loft; Vent Axia extractor fan.

Bedroom 1

Good sized double room; window to front; large built in double wardrobe with hanging rail and shelf; fitted carpet; radiator; TV aerial connection point.

Bedroom 2

Double bedroom; window to rear; built in double wardrobe with hanging rail and shelf; fitted carpet; radiator.

Box Room/Study

Window to rear; fitted carpet; shelf.

Bath Room

Suite of white wash hand basin with mixer tap; WC and bath with shower mixer tap; shower screen; fitted cupboard under sink;

part tiled; window to front with opaque glass; radiator; cream tiled flooring; Vent Axia extractor fan.

OUTSIDE

Front Garden

The front garden is enclosed on two sides with fencing and a low wall on the side of the path; path from the front gate leads to front door; there is a lawned area and flower border to the front with shrubs. Gas meter is attached to the outside wall.

Back Garden

The back garden is enclosed on three sides with fencing and a back gate leading to a parking area. The garden is paved and gravelled with a concrete base for a shed.

VIEWING

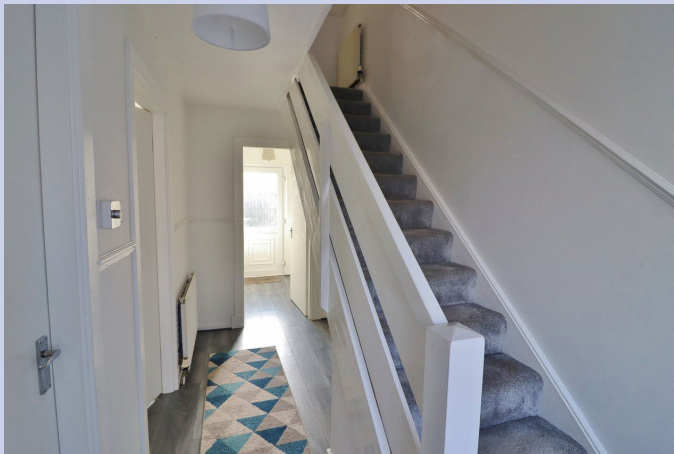
By contacting the Selling Agents on 01556 504038.

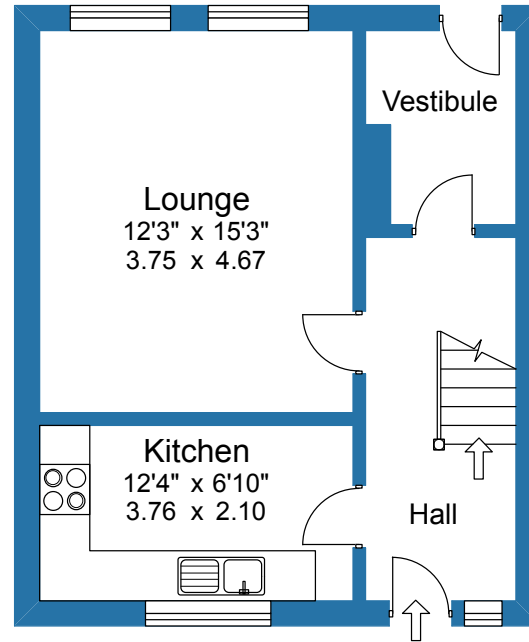
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey.org on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode: DG6 4LE.

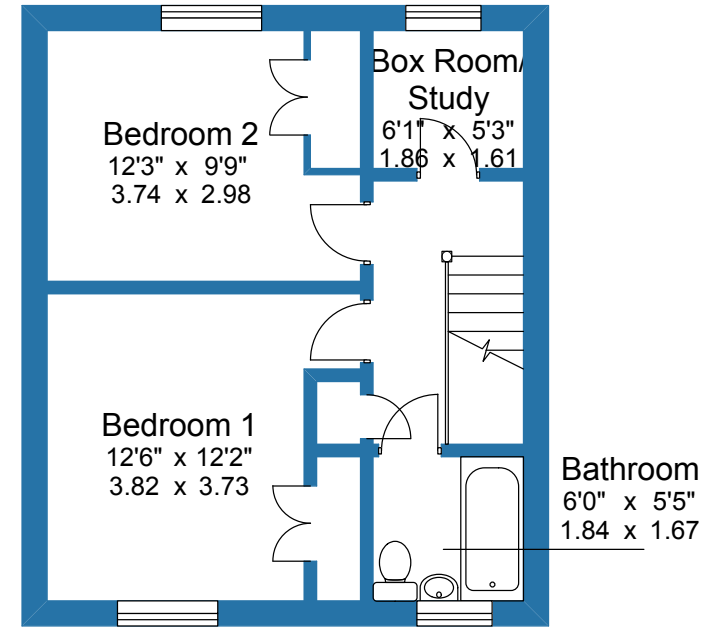
OFFERS

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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



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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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