

1 CORBY SLAP, HIGH STREET, KIRKCUDBRIGHT, DG6 4JH

Offers Over £245,000



1 Corby Slap is a superb, detached property with generously proportioned accommodation providing bright and comfortable living. Located just off the historic Kirkcudbright High Street, the property is perfectly positioned in a secluded, peaceful setting but benefits from a short walking distance to the town centre. In excellent decorative order throughout, the kitchen diner is an attractive entertaining space with dining area, lounge and cosy fireplace. Offering flexible accommodation with ground floor bedroom and cloakroom, the property would suit buyers with a number of different requirements. The south facing courtyard garden and off-street parking are an added bonus to this fabulous property.

Set amidst beautiful coastal countryside, Kirkcudbright enjoys a sheltered position in the estuary of the River Dee on the north Solway shore. Established as a Royal Burgh in 1455, Kirkcudbright has always been supported by a busy fishing trade. The marina is popular and offers one of the safest anchorages on the north Solway coast. The area in general offers a quiet and relaxing atmosphere, safe country roads and stunning coastal landscapes. The town also has a good variety of shops, schooling and local amenities.

Accommodation comprises:

- Kitchen Diner with Lounge
- Utility Room
- Sitting Room
- 3 Double Bedrooms (one ground floor)
- Shower Room
- Downstairs WC
- South facing courtyard garden
- Off street parking
- EPC Rating - D

Entrance Hall

Hardwood outer door leads into Entrance Hall. Stairs to first floor; window on stairs; radiator; ceiling light.

Cloakroom

1.48m x 1.13m (4'8 x 3'7)

Comprising WC and wash hand basin; window to side; tiled flooring, part wood paneled walls; radiator; ceiling light.

Kitchen Diner with Lounge

6.37m x 5.03m (20'1 x 16'5)

An excellent open plan space consisting of kitchen, dining and lounge areas. Excellent range of fitted wall and floor units with butcher block work surface; large gas fired range with oven and hob; extractor hood; Belfast sink with mixer tap; tiled splash backs; large pantry cupboard. Space for dining table; seating area with gas fire set in ornate surround. Tiled floor; windows to front and rear; radiators; ceiling lights.

Utility Room

2.88m x 2.06m (9'4 x 6'8)

Wall and floor units with work surface; stainless steel sink with drainer and mixer tap; tiled splash backs; space for large fridge freezer; plumbed for washing machine; large storage cupboard; door out to side; tiled floor.

Bedroom 1

2.74m x 2.84m (8'10 x 9'3)

Double bedroom with window to front; laminate flooring; radiator; ceiling light.

First Floor

Bright landing area with large in-built storage cupboard; window to side; hardwood flooring; radiator; ceiling light.

Bedroom 2

2.02m x 4.40m (6'6 x 14'4)

Double bedroom with window to side; hardwood flooring; radiator; ceiling light.

Shower Room

2.19m x 1.84m (7'2 x 6'0)

Family bathroom comprising of WC and wash hand basin set in vanity unit; large corner shower cubicle with electric shower; tiled splash backs; waterproof wall covering around shower; vinyl flooring; window to rear; heated towel rail; ceiling light.

Sitting Room

5.15m x 3.04m (16'9 x 9'10)

Large bright room with windows to the front; coat effect gas fire set in ornate surround; floor to ceiling storage cupboard; hardwood flooring; radiator; ceiling light.

Bedroom 3

2.75m x 4.41m (9.0 x 14'5)

Light and airy room with window to front and juliette balcony to side. Two floor to ceiling double wardrobes with hanging and shelf space; hardwood flooring; radiator; ceiling light.

Outside

Graveled parking area immediately to the side of the property. Archway through to the south facing courtyard garden; paved drying area; raised decking; wooden garden shed.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4JH

Council Tax Band: C

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from onesurvey.org

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.









