



33 Boreland Road, Kirkcudbright, DG6 4JB

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Offers over £295,000

“Desirable detached bungalow set within generous landscaped gardens enjoying elevated views across town and beyond”

Ground Floor

- + Lounge
- + Kitchen
- + Dining Room
- + Sun Lounge
- + Utility Room
- + 3 Double Bedrooms (1 with En-Suite Cloakroom)
- + Shower Room

Outside

- + Gardens
- + Single Garage
- + Timber Summer House
- + Greenhouse

EPC Rating C



LOCATION

The property is located in a sought after private residential area on the edge of town enjoying an elevated position and views across town and towards the hills beyond. The property is within easy reach of the local facilities, including a primary and secondary school, swimming pool and other recreational pursuits. Kirkcudbright is an attractive fishing town in picturesque Galloway and benefits from a range of amenities including a variety of shops, hotels, cafes and galleries.

DESCRIPTION

Desirable detached bungalow with integral garage attractively set within beautifully landscaped gardens approached by a long driveway. The property has well presented, light filled, flexible living space and layout arranged over one floor comprising three separate reception rooms, modern fitted kitchen and separate utility room. There are three double bedrooms (1 with en suite w.c.) each with built in wardrobes, served by a spacious, modern fitted shower room. It has double glazing and has gas central heating.

Outside, the property is set back within well-sized attractive established lawned gardens with a variety of trees, shrubs and flowers. There are a timber summer house and greenhouse at the rear where a small burn runs adjacent to the rear boundary of the property.

ACCOMMODATION

Ground Floor

Vestibule

Wooden external front door with a slim glass insert; fitted carpet; obscure glass inner door and side screen to the Entrance Hall.

Entrance Hall

Spacious and light hallway with access to the lounge, kitchen, dining room, utility room, 3 bedrooms and shower room. Built-in shelved linen cupboard; built-in airing cupboard with hot water cylinder and shelf; access hatch to roof space; telephone point; central heating thermostat; smoke alarm; fitted carpet; two radiators.

Lounge

Attractive, light room with large picture window overlooking the gardens at the front and window to the side with elevated views; electric fire set in a wooden fire surround; television aerial connection; telephone point; two wall lights; carbon monoxide alarm; spot light; fitted carpet; two radiators; obscure glass door to the hall with obscure glazed side screens.



Kitchen

Bright and airy with window to the side and elevated distant views towards the hills; modern white fitted wall and floor units with a solid natural wood worktop incorporating a single seating area and with a white tiled splash-back; stainless steel sink unit and drainer; built-in stainless steel oven with warming drawer under and electric hob with a chimney extractor hood above; space for fridge freezer; serving hatch to the dining room; telephone point; vinyl flooring; radiator; obscure glass door to the hall.

Dining Room

Window to the rear overlooking the garden; serving hatch from kitchen and fitted wall and floor cupboards; fitted carpet; radiator; natural wood door to the hall and opening through to the Sun Lounge.

Sun Lounge

Attractive addition to the property with super elevated views; double glazed windows on three sides and a part glazed UPVC external door to the rear garden; fitted storage shelves; two wall lights; fitted carpet; Creda electric heater.

Utility Room

Small window to the rear; stainless steel sink unit with storage cupboard under, worktop and a white tiled splash-back; space and plumbing for washing machine; fitted wooden storage unit comprising shelving and drawer unit; wooden clothes pulley; coat hooks; vinyl flooring; radiator; part glazed wooden external door to the rear garden; door to the integral garage; natural wooden door to the hall.

Shower Room

Obscure glazed window; white suite of w.c. and wash-hand basin; walk-in shower with screen and Bristan mains shower; white tiled splash-backs; fitted storage shelf; tiled flooring; chrome radiator rail; natural wood door to hall.

Bedroom 1 with En-Suite Cloakroom

Window to the front overlooking the garden; fitted white wardrobes comprising two double wardrobes and a dressing table unit with a fitted mirror above; fitted carpet; radiator; natural wood door to the hall.

En-Suite Cloakroom

Suite of w.c. and wash-hand basin; tiled flooring; extractor fan; natural wood double doors.



Bedroom 2

Window to side; built-in double wardrobe with hanging space, shelving and mirror fronted double doors; two bed lights; fitted carpet; radiator.

Bedroom 3

Window to the rear; built-in double wardrobe with hanging space, shelving and natural wood doors; fitted carpet; radiator; natural wood door to the hall.

OUTSIDE

Garden

A sweeping driveway laid in monoblock leads through the front gardens to the entrance and adjoining garage. The beautifully landscaped established gardens are laid mainly to lawn at the front with a variety of mature trees, shrubs, flowers and two small gravelled areas. There are outside lights and a gate at the side of the garage leads to the rear garden.

The lawn continues along the left side of the property with assorted flower and shrub borders and side gate leading to the rear. The rear garden is also laid largely to lawn with a gravel border containing trees, a wooden summer house and a small gate behind which allows access to a small burn which runs adjacent to the rear boundary of the property. Greenhouse with paved area and steps lead to a small gravelled area with central tree and established border. A small wooden door gives access to under conservatory storage with concrete floor and light.

Integral Garage

Automatic roller door; concrete floor; Worcester gas central heating boiler; power and light; electric meter and fuse box; gas meter; fitted storage shelves; wooden door to the rear garden; window to the rear garden;

VIEWING

By appointment with the Selling Agents on 01556 503744.

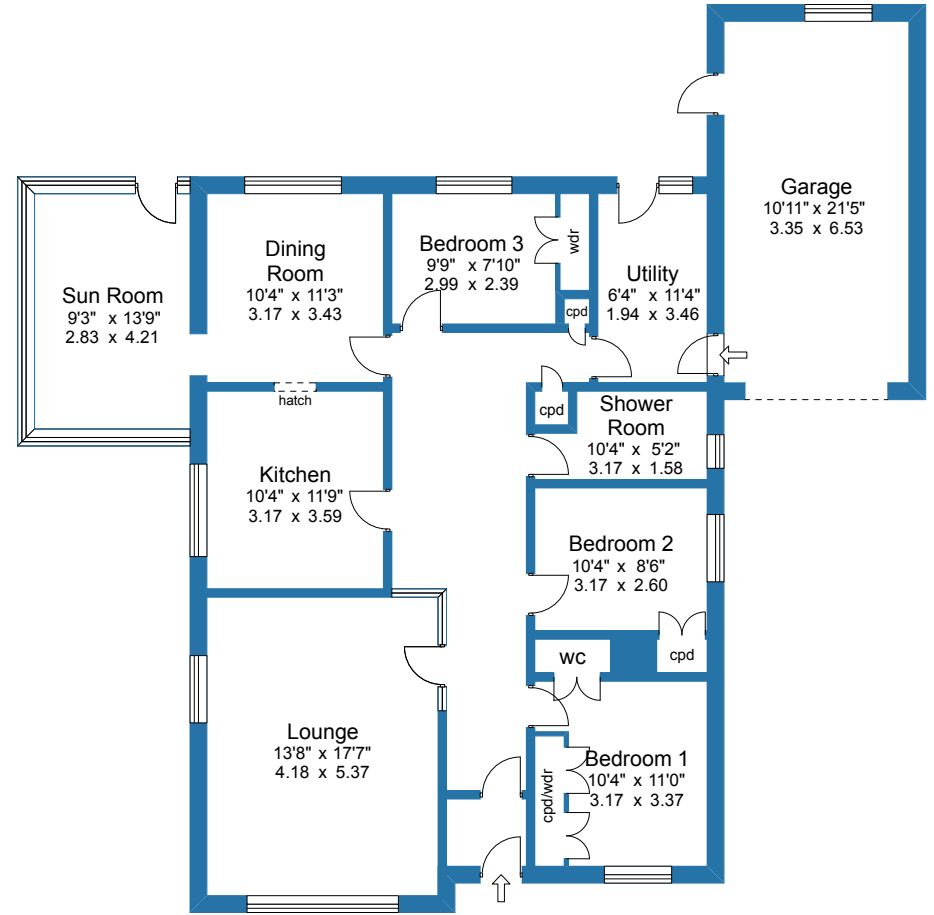
HOME REPORT

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 for the property.

OFFERS

Offer 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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01556 503744

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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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