



35 St. David Street, Kirkpatrick Durham, DG7 3HE

GG&B  
PROPERTIES

**35 St. David Street,  
Kirkpatrick Durham, DG7 3HE**

“Traditional one and a half storey semi-detached cottage with large rear garden in countryside setting”

**Ground Floor**

- + Lounge
- + Dining Room/Bedroom 3
- + Office
- + Kitchen
- + Pantry
- + Bathroom

**First Floor**

- + Two double bedrooms

**Outside**

- + Rear garden
- + Two garden sheds
- + Patio area

**EPC Rating F**



## LOCATION

35 St David Street is located in the picturesque rural conservation village of Kirkpatrick Durham which has a village hall, church and park. Kirkpatrick Durham is located approximately 1 mile from Springholm which includes local amenities such as a Primary School, village hall and shop. The 'Food Town' of Castle Douglas is located approximately 6 miles distant and contains many amenities including a wide range of independent shops, restaurants and cafes, Primary and Secondary schools, health centre, churches, golf course, swimming pool and cottage hospital.

## DESCRIPTION

Traditional semi-detached one and a half storey cottage with sizeable rear garden and views over the adjoining countryside. The property enjoys light filled rooms, however requires some modernisation. There is UPVC double glazing and oil central heating throughout with an electric fire in the lounge and dining room/bedroom 3.

The bright porch opens onto the hall which gives access to the lounge on the left and the dining room across the hall on the right. This room could also be utilised as a bedroom and has an adjoining room presently used as an office. The staircase to the first floor and doorway to the rear of the property are located towards to end of the hall. The rear of the property contains the kitchen, pantry cupboard, bathroom and access to the rear garden. Upstairs there are two front facing double bedrooms, one with fitted wardrobes.

Outside there is a large rear garden largely laid to lawn with a paved patio area.

## ACCOMMODATION

### Ground Floor

#### Front Porch

UPVC external part obscure glazed front door opens into entrance porch; obscure windows to front and side; timber panels to walls; fitted carpet; wooden part obscure glazed door to hall.

#### Hall

Wooden box containing meters and fuse box; obscure glazed doors to lounge and dining room/bedroom; door to kitchen; open wooden carpeted stairs to first floor; small under stairs cupboard; wall mounted mirror; smoke alarm; radiator; fitted carpet.

#### Lounge

Large window to front with deep sill; electric fire set in tiled mantle, hearth and surround; mirrored alcove; television connection point; phone connection point; smoke alarm; radiator; fitted carpet.

#### Dining Room/Bedroom 3

Window to front with deep sill; electric fire set in wood panelled hearth; floor to ceiling wood panelling with 2 x shelved alcoves; obscure glazed door to office; radiator; fitted carpet.

#### Office

Room presently used as an office; window to rear; integrated wooden desk with drawers and cupboard; integrated wooden shelved unit with sliding doors; wooden shelved wall unit with drawer underneath; shelving; fitted carpet.

#### Kitchen

Window to side; range of white coloured wall and floor units with cream coloured worktops; stainless steel sink, drainer and taps; freestanding beko electric oven; space and plumbing for washing machine; space for under counter fridge; Honeywell thermostat; Horstmann heating controls; door to shelved pantry with window to side; grant boiler; glazed door with glazed panel above to rear vestibule with coat hooks and UPVC part obscure glazed external door to side; door to bathroom; radiator; smoke alarm; carbon monoxide alarm; hatch to attic; tile effect linoleum.

#### Bathroom

Suite of W.C., wash hand basin and bath; obscure window to side; heated towel rail; wall mounted mirror; 3 x glass shelves; Sunhouse electric wall heater; fitted carpet.

## First Floor

### First Floor Landing

Carpeted staircase with open wooden balustrade to first floor landing lit by skylight; wooden doors to bedroom 1 and 2; fitted wooden box seat with storage; smoke alarm.

### Bedroom 1

Double bedroom with window to the front; range of built in wardrobes with shelving and hanging space and sliding doors; coomb ceiling; fitted carpet.

### Bedroom 2

Double bedroom with window to the front; coomb ceiling; fitted carpet.

## OUTSIDE

### Garden

There are two gravel borders to the front of the property and a gated gravel path from the street to rear. The rear garden is accessed via the rear vestibule and the gravel path from the street. A concrete path encompasses the rear of the property; outside tap; oversight light; steps from rear door to gravel path; paved and gravel area encompassed by wall with opening to lawn; oil tank and shrubs; rear garden largely laid to lawn with trees and shrubs; 2 x wooden garden sheds.

## VIEWING

By appointment with the Selling Agents on 01556 503744.

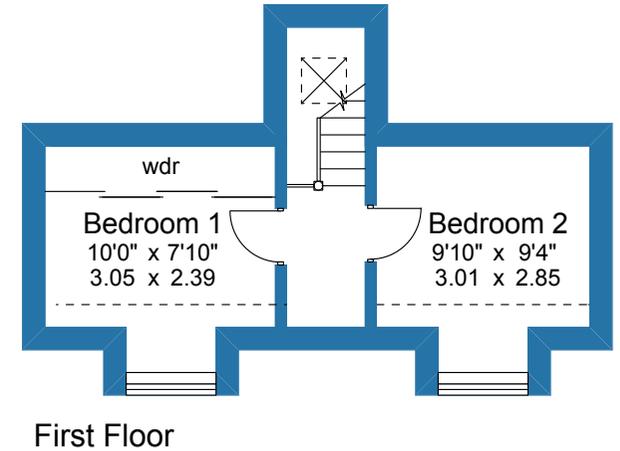
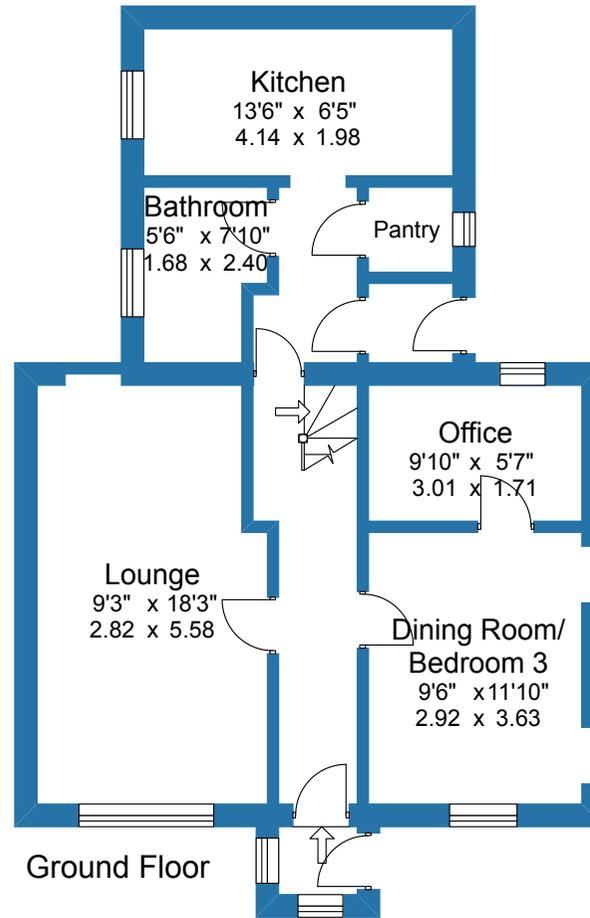
## HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

## OFFERS

Offers in Scottish Legal form should be submitted to the Selling Agents. The owners 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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Castle Douglas  
DG7 1NA  
01556 503744

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Dalbeattie  
DG5 4AD  
01556 611247



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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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