



Cavers & Co.

Solicitors & Estate Agents

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55 MILLFLATS, KIRKCUDBRIGHT, DG6 4HA

Fixed Price £125,000



55 Millflats is an attractive mid-terraced three bedroom property located in a popular residential area of Kirkcudbright. With good sized accommodation, close proximity to local amenities and walk-in condition 55 Millflats would make an ideal home for a family or first time buyer and is also a fantastic buy-to-let investment opportunity.

- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gardens
- EPC Rating - C

The picturesque Artists Town of Kirkcudbright, offers a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, primary and secondary schooling, swimming pool and marina. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing. The Galloway Forrest Park (the UK's first Dark Sky Park) and the stunning landscapes of the Solway coastline are also within easy reach. Kirkcudbright is situated 6 miles from the A75 Euro-route which gives easy access to the neighbouring towns of Castle Douglas and Dumfries to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

Entrance Vestibule

UPVC double glazed front door, fuse box; cloak rail and shelf; vinyl flooring; ceiling light. Door to Hallway.

Hallway

Stairs to first floor; radiator; ceiling light; telephone point.

Walk in Cupboard

1.52m x 1.02m (4'10 x 3'3)

Hanging rails and shelf; vinyl flooring; ceiling light.

Bedroom 1

3.43m x 3.12m (11'3 x 10'2)

Double bedroom with UPVC window to front; radiator; ceiling light.

Bedroom 2

3.93m x 2.64m (12-9 x 8'7)

Double bedroom with UPVC window to front; double built-in wardrobe; radiator; ceiling light.

First Floor Landing

UPVC double glazed door leading to back garden; ceiling light. Cupboard housing combi boiler and electric meter.

Bedroom 3

3.28m x 2.55m (10'8 x 8'4)

UPVC window to back; built-in single wardrobe; radiator; ceiling light.

Bathroom

2.09m x 1.75m (6'9 x 5'7)

Comprising of WC and wash hand basin set in vanity unit and bath with gas overhead shower; electric extractor fan; fully tiled walls, vinyl flooring; UPVC window; radiator; ceiling light.

Storage/Utility Cupboard

2.08m x 1.42m (6'8 x 4'7)

Access to small loft; ceiling light, power point; shelves.

Second Floor

Kitchen

4.52m x 2.23m (14'8 x 7'3)

Long galley kitchen with laminated flooring; Velux window to front. Range of floor and wall units with complementing work surface; sink and drainer with mixer tap; integrated gas oven; integrated gas hob with overhead extractor; plumbed for dishwasher; plumbed for washing machine; space for tall fridge/freezer; radiator; ceiling light. Access to main loft that has electrical light and is part boarded.

Living Room

3.58m x 3.21m (11'7 x 10'5)

Large bright room with two Velux windows to front; space for dining table; radiator; ceiling light.

Outside

The front garden is laid with artificial grass and gravel for ease of maintenance and enclosed by a wooden fence and metal gate. Fully enclosed fenced garden with gate and steps up to roadway at the rear. (The wooden shed is to be removed by the owner and is not included in the sale).









Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4HA

Council Tax Band: B

Entry: By negotiation

Viewing: By appointment through **C**avers & **C**o

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.