



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

SHANDON, TONGLAND, DG6 4NA

Offers Over £180,000



Well-appointed semi-detached bungalow situated in the hamlet of Tongland, approximately 2 miles North of Kirkcudbright, with picturesque views over open fields to the rear. Internally the accommodation is beautifully proportioned providing bright and comfortable living. Externally the rear garden is easily maintained and there is ample parking for several vehicles to the front. Shandon is a highly desirable property and would make a comfortable family home or excellent retirement property.

- Living Room
- Dining Room
- Kitchen
- Three double bedrooms
- Wet Room
- Garden to the rear
- Off road parking for several vehicles
- EPC Rating - F

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. Behind the harbour, the streets have housed generations of creative talents. Kirkcudbright's historical connections and its present flourishing colony of artists have led to Kirkcudbright being called "The Artist's Town". The area in general offers a quiet and relaxing atmosphere, safe country roads and stunning coastal landscapes.

Accommodation Comprises:

Hallway

UPVC door leads into Hallway. Large shelved storage cupboard; coat hooks; radiator; ceiling light.

Living Room

4.20m x 3.84m

Large room with patio doors leading out to rear garden; window to side; gas flame effect fire set in tiled surround with wooden mantle; radiator; ceiling light.

Dining Room

3.85m x 3.90m

Bright room with window to the side; gas flame effect fire set in tiled surround and mantle; radiator; ceiling light. Door through to Kitchen.

Kitchen

2.30m x 4.50m (measurements to widest points)

L-shaped kitchen with range of wall and floor units with complementing work surface; electric cooker; plumbed for washing machine; large open cupboard housing fridge/freezer with additional space for storage; tiled splashbacks; laminate flooring; window to the rear; door to the front; ceiling light.

Bedroom 1

3.30m x 3.00m

Double bedroom with window to rear; radiator; ceiling light.

Bedroom 2

3.80m x 2.94m

Double bedroom with window to rear; radiator; ceiling light.

Bedroom 3

2.50m x 3.81m

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

Wet Room

1.70m x 1.70m

Comprising WC, wash hand basin and integral shower. Window to front; wall mounted mirrored cabinet; fully tiled walls; heated towel rail; ceiling light.

Outside

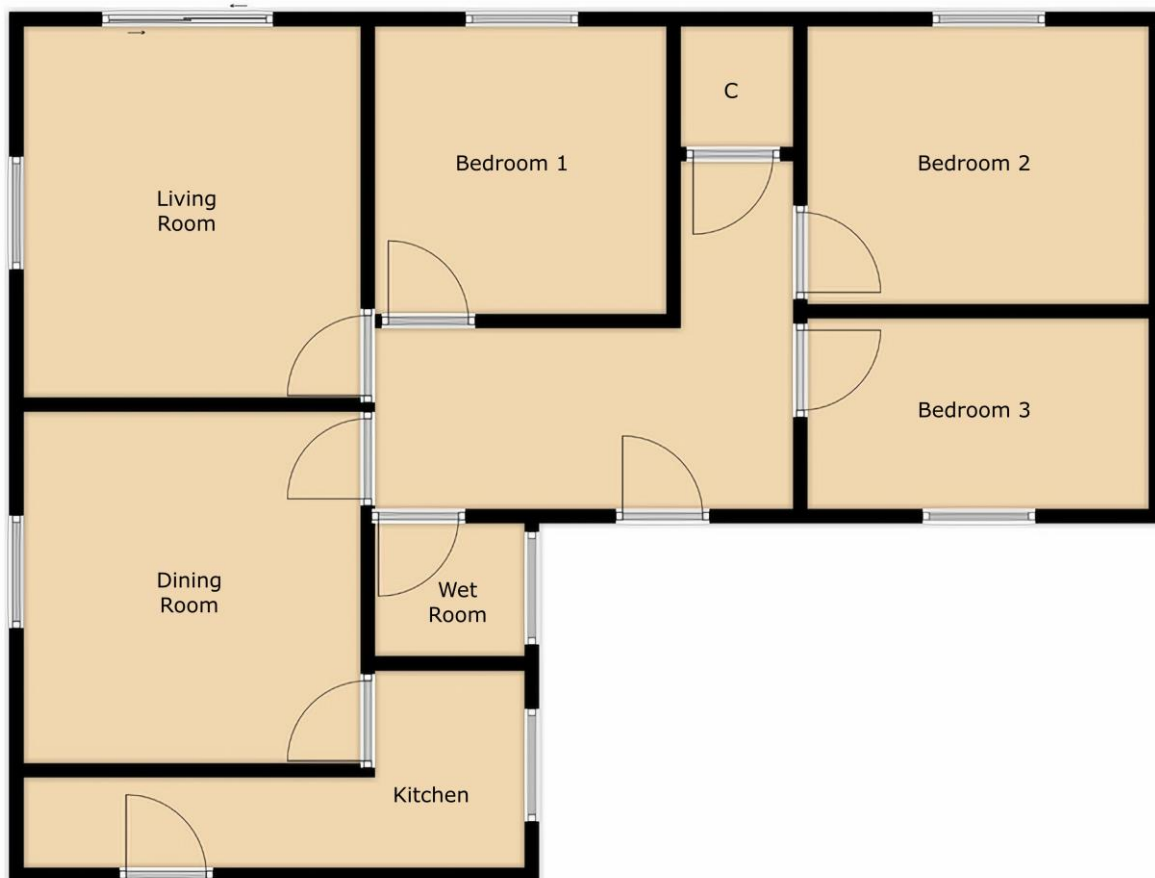
Double gates lead to parking area to the front of the property. The rear garden is mainly laid to lawn with colourful borders and established shrubs and trees. Paved patio area ideal for enjoying the countryside views. Two wooden garden sheds.











Services: Mains electricity and water. Oil-fired central heating. Septic tank drainage.

Postcode: DG6 4NA

Council Tax Band: C

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available at www.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.

*More photos available online.