



# Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

**10 MERSE PARK, KIRKCUDBRIGHT, DG6 4RL**

**Offers Over £155,000**



Deceptively spacious three bedroom semi-detached property located in a popular residential area of Kirkcudbright. The property offers good sized accommodation and large but easily maintained private garden to the rear. Being within close proximity to local amenities and in walk-in condition 10 Merse Park would be ideal for the first-time buyer, those looking to downsize or a perfect family home.

- Living Room
- Dining Kitchen
- Utility room
- 3 Bedrooms
- Bathroom
- Garden
- EPC Rating - E

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).

**Hallway**

UPVC outer door leads into Hallway. Large built-in storage cupboard; stairs to first floor; electric radiator; ceiling light.

**Living Room**

5.20m x 3.30m (17'6 x 10'8)

Large bright room with window overlooking the rear garden; electric fire set in wooden surround; electric radiator; ceiling light.

**Dining Kitchen**

6.50m x 3.00m (21'3 x 9'8)

Range of wall and floor units with complementing work surface; integrated electric hob; integrated electric cooker; integrated dishwasher; integrated tall fridge/freezer; windows to front and rear; glazed door out to rear garden; ceiling spotlights; electric radiator.

**Utility Room**

Wall units; work surface; plumbed for washing machine; window to side.

**Bedroom 1**

3.30m x 3.10m (10'8 x 10'2)

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

**Bathroom**

1.70m x 2.10m (5'6 x 6'9)

Comprising of WC, wash hand basin set in vanity unit and bath with wall mounted electric shower; shower screen; extractor fan; heated towel rail; window to side' ceiling light.

**First Floor**

Storage cupboard at top of stairs; attic access hatch.

**Bedroom 2**

4.70m x 3.50m (15'4 x 11'5)

Double bedroom with dormer window to rear; built-in wardrobe; electric radiator; ceiling light.

**Bedroom 3**

4.70m x 3.30m (15'4 x 10'8)

Double bedroom with dormer window to rear; built-in wardrobe; electric radiator; ceiling light.

**Outside**

The front garden is mainly laid to lawn with gravelled pathways. The rear garden again is mainly laid to lawn with well stocked borders and established trees. Paved patio; drying area; wooden shed. Gate access out to rear.

Services: Mains electricity, water and drainage.

Postcode: DG6 4RL

Council Tax Band: B

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.









