



# Cavers & Co.

Solicitors & Estate Agents

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**SCHOOLHOUSE, ST MARY'S WYND,  
KIRKCUDBRIGHT, DG6 4JT**

**Offers Over £228,000**



Highly desirable three bedroom detached house with extremely spacious accommodation located in a much sought after residential area of Kirkcudbright. Occupying a large corner plot the property benefits from off road parking and large garden that surrounds the property. Being within close proximity of both primary and secondary schools and walking distance to the town centre the Schoolhouse would make a perfect family home or comfortable retirement property.

- Living Room
- Conservatory
- Kitchen
- Dining Room
- Ground floor Cloakroom
- Three bedrooms (one en-suite)
- Bathroom
- Large garden
- EPC Rating – D (66)

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.

## **Accommodation Comprises:**

### **Hallway**

UPVC glazed door leads into Hallway. Windows out to front; stairs to first floor; under stair cupboard; radiator; ceiling light; telephone point; doors through to Living Room and Dining Room.

### **Living Room**

5.95m x 4.05m (19'5 x 13'3)

Spacious room with windows to side; wall mounted gas fire; sliding patio doors out to Conservatory; radiator; ceiling light.

### **Conservatory**

3.24m x 3.34m (10'6 x 10'10)

Double glazed windows to three sides; wooden flooring; radiators; wall light.

### **Dining Room**

3.01m x 3.34m (9'9 x 10'10)

Good sized room with ample space for a large dining table; window out to rear; radiator; ceiling light.

### **Kitchen**

3.08m x 3.60m (10'1 x 11'8)

Range of wall and floor units with complementing work surface; integrated double oven, integrated gas hob with overhead extractor hood; stainless steel double sink and drainer with mixer tap; integrated fridge and freezer; window out to rear; ceiling light.

### **Rear Hall**

Large shelved storage cupboard; further glazed door out to front; ceiling light.

### **Cloakroom**

1.31m x 0.68m (4'3 x 2'2)

Comprising WC and wash hand basin; window out to rear; tiled walls, tiled floor; ceiling light.

## **First Floor**

### **Bedroom 1**

3.40m x 5.82m (11'2 x 19'11)

Very spacious double bedroom with window to side; walk in wardrobe (2.59m x 0.86m) with shelving and hanging space; radiator; ceiling light.

### **En-suite**

2.06m x 2.62m (6'7 x 8'6)

Comprising WC, wash hand basin and large shower cubicle with mains fed shower; heated towel rail; tiled walls; ceiling light.

### **Bedroom 2**

3.10m x 3.65m (10'2 x 11'10)

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

### **Bedroom 3**

1.99m x 2.64m (6'5 x 8'7)

Window to rear; radiator; ceiling light.

### **Bathroom**

1.78m x 1.99m (5'8 x 6'5)

Comprising WC, wash hand basin and bath with overhead electric shower; heated towel rail; window to side; tiled walls; ceiling light.

## Outside

The garden is mainly block paved with lawned areas and well stocked flowerbeds. The garden is surrounded by a neatly clipped hedge giving privacy. The driveway provides off street parking for two vehicles. Greenhouse; wooden garden shed.

\*More photos available online.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4JT

Council Tax Band: E

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available from Cavers & Co

## 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.









