



# Cavers & Co.

Solicitors & Estate Agents

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

**40 STIRLING CRESCENT, KIRKCUDBRIGHT, DG6 4EZ**

**Offers Over £160,000**



Spacious semi-detached property located in a sought after residential area a short walk from Kirkcudbright town centre. Benefitting from three double bedrooms and excellent living accommodation, off road parking and easily maintained garden 40 Stirling Crescent would be an ideal family home.

- Living Room
- Conservatory
- Kitchen
- Utility Room
- Three Double Bedrooms
- Bathroom
- Garden
- 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).

**Hallway**

Door leads in from the front. Stairs to first floor; radiator; ceiling light.

**Living Room**

5.52m x 3.48m (18'2 x 11'5)

Large room with window to front; gas fire set in tiled surround and wooden mantle; door through to Conservatory; radiator; ceiling light.

**Conservatory**

2.76m x 2.50m (9'1 x 8'2)

Looking out over the rear garden; UPVC construction on a brick base; door out to rear; wooden window blinds; laminate flooring.

**Kitchen**

3.34m x 2.71m (11'0 x 8'11)

Range of floor and wall units with complementing work surface; tiled splashbacks; sink and drainer; integrated electric oven; integrated electric hob; window to rear; ceiling light; vinyl flooring.

**Utility Room**

1.50m x 2.19m (4'11 x 6'11)

Range of wall units; work surface; plumbed for washing machine; ceiling light; vinyl flooring.

**Rear Porch**

2.11m x 1.03m (6'11 x 3'4)

Door out to rear garden; window to rear; ceiling light.

**Bathroom**

2.08m x 1.73m (6'10 x 5'8)

Located on half landing. Comprising WC, wash hand basin and bath. Part tiled walls; window to side; radiator; ceiling light.

**Bedroom 1**

4.23m x 3.50m (13'1 x 11'6)

Windows to rear and side; walk-in wardrobe with hanging space; radiator; ceiling light.

**Bedroom 2**

3.98m x 2.84m (13'1 x 9'4)

Window to rear; cupboard housing boiler; radiator; ceiling light.

**Bedroom 3**

3.99m x 2.61m (13'1 x 8'7)

Window to front; double wardrobe; radiator; ceiling light.

**Outside**

The front garden is laid to gravel and bordered with colourful plants and shrubs. The rear garden consists of paved pathways, gravelled and lawned areas and established shrubs and trees. Drying area. Off road parking to the front.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4EZ

Council Tax Band: B

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.













