


Cavers & Co.
Solicitors & Estate Agents
Tel: 01557 331217 www.caversandco.com

KILNESS, 32 ABERCROMBY ROAD, CASTLE DOUGLAS, DG7 1BA

Offers Over £340,000



Kilness is a superb, detached property with generously proportioned accommodation providing bright and comfortable living. The property offers many original features including solid oak flooring, original wooden doors and cornicing, fireplaces and stained-glass windows which blend perfectly with the modern oak fitted kitchen and contemporary bathroom fittings. Occupying an elevated position, the large garden wraps around the property with a mixture of lawn, bedding plants and mature shrubs with the level rear garden benefitting from patio area and wooden built garage.

Located on the outskirts of Castle Douglas, Kilness offers privacy with the advantage of being within walking distance of the town centre and all local amenities.

The market town of Castle Douglas is known as Scotland's Food Town and has a variety of individual shops, restaurants and cafes offering an excellent selection of food and services. The town also benefits from both primary and secondary schools, supermarkets, health centre, library, theatre, swimming pool and golf course amongst its other varied services and pursuits.

Accommodation comprises:

Entrance Hall

3.98m x 3.50m (12'1 x 11'6)

Hardwood outer double doors and glazed inner door leads into Entrance Hall. Ornate tiled fireplace set in wooden surround; ornate recessed cupboard with stained glass doors; coat hooks; plate rail; solid oak flooring; radiator; ceiling light; glazed door through to Hallway.

Hallway

Three built-in storage cupboards with hanging and shelf space; two glazed roof space access hatches; solid oak flooring; radiator; ceiling lights.

Kitchen

4.29m x 3.93m (14'0 x 12'11)

Excellent range of fitted oak wall and floor units with complementing stone effect work surface; integrated double oven and gas hob; extractor hood; stainless steel sink and drainer with mixer tap; tiled splash backs; solid oak flooring; window to side; radiator; ceiling light.

Sitting Room

5.23m x 3.34m (17'2 x 13'1)

Spacious room with bay window to front; large wood burning stove set on a stone hearth; solid oak flooring; radiator; ceiling light; beautiful stained glass French doors with side screens through the Kitchen.

Conservatory

2.56m x 3.34m (7'5 x 11'0)

UPVC constructions with a brick base; solid wood flooring; door out to rear garden.

Lounge (Bedroom 3)

5.87m x 4.02m (19'3 x 13'2)

Large bright room which could also be a third bedroom. Bay window overlooking the rear garden; window to side; modern wall mounted gas fire; ornate recessed cupboard with stained glass doors; radiator; ceiling light.

Bedroom 1

5.00m x 4.18m (16'5 x 13'9)

Generously proportioned room with French doors out to the rear garden; radiator; ceiling light.

Bedroom 2

4.65m x 3.98m (15'3 x 13'1)

Large room with bay window to the front; built-in wardrobe with shelf and hanging space; solid oak flooring; radiator; ceiling light.

Bathroom

2.62m x 2.42m (8'7 x 7'11)

Bright family bathroom comprising of WC, wash hand basin and bath with integral shower; shower screen; part tiled walls; original tiled floor; window to rear; extractor fan; radiator; ceiling light.

Cloakroom

2.24m x 0.95m (7'4 x 3'1)

Comprising WC and wash hand basin; window to rear; tiled flooring, radiator; ceiling light.

Wet Room

1.72m x 0.95m (5'8 x 3'1)

Mains fed shower; slip resistant flooring; tiled walls; extractor fan; ceiling light; window to front.

Utility Room

1.98m x 1.43m (6'6 x 4'8)

Worcester central heating boiler; plumbed for washing machine and tumble dryer; storage shelves; window to front; ceiling light.

Outside

Driveway leads from Abercromby Road across the garden to the garage at the rear of the property. The front garden is bounded to the front by a decorative iron fence and gate and is mainly laid to lawn with a large rockery to the front of the property. The rear garden is again mainly laid to lawn with well stocked borders. Vegetable garden. Wooden garage. Outside tap. Outside lights.

*More photos available online.

Services: Mains electricity, gas, water and drainage.

EPC Rating: C

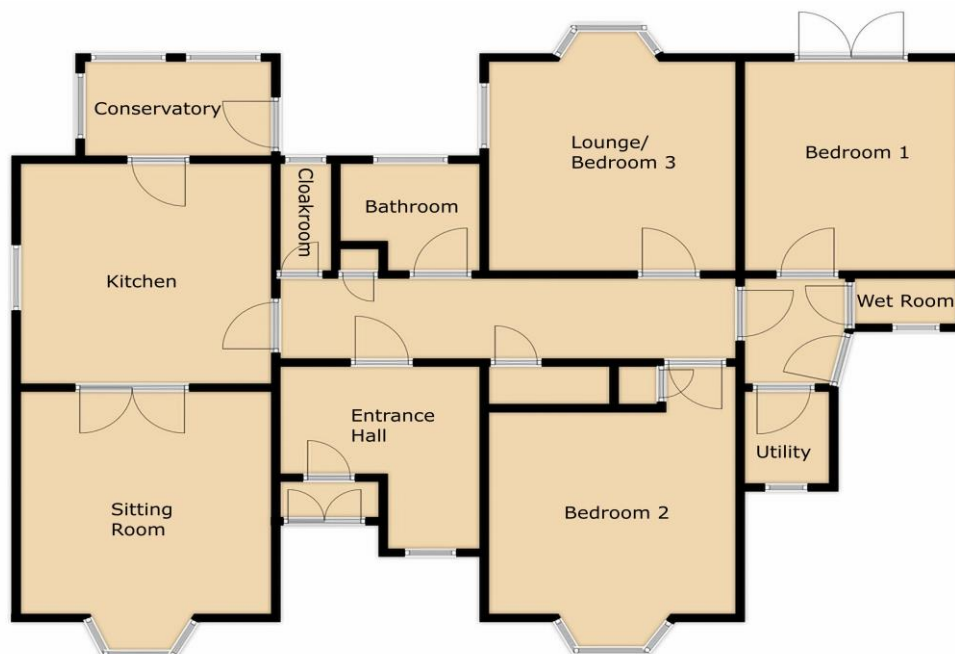
Postcode: DG7 1BA

Council Tax Band: D

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.







