



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

2 MILLFLATS, KIRKCUDBRIGHT, DG6 4ER

Offers Over £78,000



Bright and spacious two bedroom ground floor flat with open outlook to the front, situated a short distance from the town centre. Benefitting from good sized accommodation, shared garden area and driveway. The flat is in need of slight modernisation but would make a comfortable home for the first time buyer or perfect for a buy-to-let investor.

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:

- Living Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Garden
- EPC Rating – D

UPVC door located at the side leads into the Hallway; two large storage cupboards; radiator; ceiling light.

Living Room

4.01m x 3.64m (13'2 x 11'10)

Wall mounted gas fire with Baxi back boiler; cupboard housing water tank; window out to front; radiator; ceiling light.

Kitchen

2.05m x 3.16m (6'7 x 10'4)

Range of wall and floor units with laminate worktop; integrated electric oven and hob; overhead extractor; stainless steel sink and drainer with mixer tap; washing machine; tall fridge/freezer; part tiled walls; tiled floor; ceiling light.

Bedroom 1

3.95m x 3.23m (12'10 x 10'6)

Built in wardrobes with shelf and hanging space; radiator; window to rear; ceiling light.

Bedroom 2

3.22m x 2.77m (10'6 x 9'1)

Window to rear; radiator; ceiling light.

Shower Room

1.43m x 2.10m (4'7 x 6'9)

Comprising WC, wash hand basin and corner shower cubicle with electric shower; window to side; part tiled walls; tiled floor; radiator; ceiling light.

Services: Mains electricity, water and drainage.

Postcode: DG6 4ER

Council Tax Band: A

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available from One Survey using postcode DG6 4ER

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.





