



**Cavers & Co.**  
Solicitors & Estate Agents  
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**18 STIRLING ACRES ROAD, KIRKCUDBRIGHT, DG6 4EY**

**Offers Over £330,000**



Well-appointed detached property in a sought after private residential area on the edge of Kirkcudbright with far reaching views over the surrounding hills. Renovated to a high standard the living accommodation is beautifully proportioned, providing bright and comfortable living. Situated on a large plot the gardens wrap around the property offering privacy, and the garage and off street parking is an added bonus. 18 Stirling Acres Road is a highly desirable property and would make a comfortable family home or excellent retirement property.

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.

- Living Room
- Kitchen Diner
- Three bedrooms (one en-suite)
- Snug/Bedroom 4
- Shower Room
- Garage
- Driveway
- Easily maintained garden
- Council Tax Band - E
- EPC Rating - C

## **Accommodation Comprises:**

### **Utility Room**

1.55m x 2.38m (5'1 x 7'8)

Door leads in from the side. Plumbed for washing machine; space for large fridge/freezer; window to side; ceiling light.

### **Dining Kitchen**

6.22m x 3.10m (20'4 x 10'2)

Large bright room open plan to the Living Room. Modern kitchen with a good range of fitted units with complementing work surface; stainless steel sink and drainer; integrated double oven; integrated ceramic hob with extractor hood. Spacious dining area with space for large dining table and chairs; radiators; recessed ceiling spotlights; two windows out to side.

### **Living Room**

4.17m x 5.87m (13'7 x 19'3)

Spacious room with picture windows to front and side, French doors to side leading out to raised decked seating area. Recessed ceiling spotlights; radiators.

### **Shower Room**

3.08m x 1.65m (10'1 x 5'4)

Comprising WC, wash hand basin set in vanity unit and large shower cubicle with mains shower; mirror over wash hand basin; heated towel rail; window to side; part tiled walls; tiled floor; radiator; recessed ceiling spotlights.

### **Bedroom 1**

4.13m x 3.05m (13'5 x 10'0)

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

### **Snug/Bedroom 4**

4.01m x 3.04m (13'1 x 9'10)

Bright room with picture window looking out over the rear garden. Currently used as a second living area the room would make an excellent fourth double bedroom. Radiator; ceiling light.

### **Hallway**

2.00m x 4.08m (6'5 x 13'4)

Ideal as a study or office area. Window out to side; large storage cupboard with sliding doors; large under stair cupboard. Stairs to first floor. Radiator; recessed ceiling spotlights.

### **Bedroom 2**

6.14m x 4.51m (20'1 x 14'8)

Large bedroom with part coombed ceiling. Velux windows to both sides; radiator; recessed ceiling spotlights.

**En-suite**

1.47m x 2.08m (4'8 x 6'8)

Comprising WC, wash hand basin set in vanity unit and shower cubicle with mains shower. Heated towel rail; recessed spotlights; extractor fan.

**Bedroom 3**

5.70m x 3.86m (18'7 x 12'7)

A further large bedroom with picture window to front to take advantage of the beautiful views over the river to the hill beyond. Part coombed ceiling; radiator; recessed ceiling spotlights.

**Outside**

Driveway and off road parking to the front. Single garage with up and over door. The garden is mainly laid to lawn and bordered by established shrubs and trees. Large vegetable plot to the rear. Large, decked seating area to the side with access from the garden and French doors from the Living Room.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4EY

Council Tax Band: E

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available at [www.onesurvey.org](http://www.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.









