



# Cavers & Co.

Solicitors & Estate Agents

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

**ROSEVALE, 109 ST MARY STREET,  
KIRKCUDBRIGHT, DG6 4EL**  
**Offers Over £190,000**



Spacious two bedroom detached property with ample ground floor accommodation and further room and WC on the first floor. Externally there is a large but easily maintained garden, garage and ample off road parking at the rear of the property. In need of some upgrading, Rosevale is a highly desirable property in an excellent location and would make a very comfortable family home.

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
- Dining Room
- Kitchen
- Rear Sitting Room
- Conservatory
- Two bedrooms
- Shower Room
- Garage
- Off street parking
- Large easily maintained garden
- Council Tax Band - E
- EPC Rating - D

### Hallway

UPVC door leads into Hallway. Storage cupboard; radiators; ceiling light.

### Living Room

4.58m x 3.48m (15'0 x 11'4)

Large room with windows to front and side; wall mounted gas fire; radiators; ceiling lights.

### Dining Room

4.58m x 3.80m (15'0 x 12'5)

Bright room with window to front. Space for a large dining table; door through to Kitchen; stairs to first floor; radiators; ceiling light.

### Kitchen

3.50m x 3.46m (11'5 x 11'3)

Range of floor units with complementing work surface; wood effect splashbacks; integrated oven; integrated hob with overhead extractor; integrated dishwasher; tall fridge/freezer; washing machine; stainless steel sink and drainer; tiled floor; window out to the side; window through to rear Hall. door out to rear Sitting Room; ceiling light.

### Rear Hall

1.37m x 2.05m (4'5 x 6'7) (inc. cupboards)

Built in cupboards; door out to rear; tiled floor; window through to Kitchen.

### Rear Sitting Room

2.41m x 2.76m (7'9 x 9'1)

Built-in shelved cupboard; window out to side; patio door through to Conservatory; radiator; ceiling light.

### Conservatory

4.64m x 2.78m (15'2 x 9'1)

Large conservatory with French doors out to rear garden; radiator; wall lights.

### Bedroom 1

2.73m x 3.76m (8'9 x 12'3)

Good sized bedroom with window to rear; radiator; ceiling light.

### Bedroom 2

2.59m x 2.81m (8'5 x 9'2)

A further bedroom with window to rear; radiator; ceiling light.

### Shower Room

2.52m x 1.61m (8'2 x 5'3)

Comprising WC, wash hand basin set in vanity unit and large shower cubicle with electric shower; window to rear; fully tiled walls; vinyl floor covering; radiator; ceiling light.

**Attic Room**

3.59m x 4.16m (11'8 x 13'6) (including cupboards)

Part coombed ceiling; dormer window out to rear; in-built cupboards; radiator; ceiling light.

**WC**

1.31m x 0.70m (4'3 x 2'3)

Comprising WC and wash hand basin; ceiling light.

**Outside**

The front garden is mainly gravelled and bordered by well stocked flowerbeds. The rear garden is laid to lawn with paved patio areas by the rear door and garage. Gated vehicular access to the rear and off street parking. Large single garage with additional store at the rear. Wooden garden shed.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4EL

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.













