



Cavers & Co.
Solicitors & Estate Agents

3 TANPITS CLOSE, KIRKCUDBRIGHT, DG6 4LP
Offers Over £145,000



Tucked away in a quiet courtyard setting, 3 Tanpits Close is an immaculately presented semi-detached cottage. Located in a much sought after area close to the centre of Kirkcudbright the property offers two spacious bedrooms, modern bathroom, excellent open plan living accommodation and private garden. It would be ideal for the first time buyer or perfect for those looking to downsize. Viewing is highly recommended to appreciate all this beautiful property has to offer.

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:

- Open plan Living Room/Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Garden
- Council Tax Band - C
- EPC Rating - E

Living Room/Kitchen

6.21m x 4.76m (20'3 x 15'6)

Outer part glazed door leads into open plan Living Room. Open plan living room and kitchen. Window to front; wall mounted electric heater x 2; double doors out to Conservatory. Kitchen comprises of wall and floor units with complementing work surface; integrated electric double oven; integrated electric hob; stainless steel sink and drainer with mixer tap; plumbed for washing machine, space for under counter fridge; window to rear; tiled splashbacks; laminate flooring. Storage/cloak cupboard; spiral staircase to first floor.

Conservatory

2.90m x 1.74m (9'5 x 5'7)

PVC conservatory with brick base; door out to rear garden; vertical window blinds; wall mounted electric heater.

First Floor

Window to stairs; large walk in storage cupboard on first floor landing (2.15m x 0.68m (7'1 x 2'2)) with power and light; loft access hatch.

Bedroom 1

2.71m x 3.41m (8'9 x 11'2)

Double bedroom with Velux window to rear; part coombed ceiling; wall mounted electric heater.

Bedroom 2

2.94m x 2.22m (9'6 x 7'3)

A further double bedroom with Velux window to rear; part coombed ceiling; wall mounted electric heater.

Shower Room

2.13m x 1.64m (6'10 x 5'4)

Comprising WC, wash hand basin set in vanity unit and corner shower cubicle with electric shower. Electric towel rail; wall mounted mirror. Part coombed ceiling; Velux window to front.

Outside

Courtyard area to the front of the property. The rear garden is mainly laid to gravel and bordered by well stocked flowerbeds, paved seating area.

Services: Mains electricity, water and drainage.

Postcode: DG6 4LP

Council Tax Band: C

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.







