



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

**TOLLBAR COTTAGE, THE STELL,
KIRKCUDBRIGHT, DG6 4SB**

Offers Over £220,000



Tollbar Cottage is an attractive detached bungalow situated in the much sought-after location of The Stell on the outskirts of Kirkcudbright. Offering bright and spacious accommodation, although in need of some upgrading, the standout feature is the superb views over the Dee Estuary to the harbour and the town itself.

Occupying a sizeable corner plot with easily maintained level garden grounds which wrap around the property, giving scope for extension (subject to the appropriate consents). The peaceful location and proximity to the town are an added bonus to this fabulous property that is of a type rarely available on the open market. Viewing is recommended to appreciate the potential that Tollbar Cottage 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:

- Living Room
- Dining room
- Kitchen
- Two bedrooms
- Shower Room
- Garage
- Driveway
- Easily maintained garden
- Council Tax Band - D
- EPC Rating – E (39)

Porch

Wooden outer door leads into property; window to front; ceiling light; tiled floor; wooden internal door leads into Hallway.

Hallway

Large storage cupboard; ceiling lights.

Living Room

4.23m x 3.98m (13'9 x 13'1)

Spacious room with window to front affording beautiful views down the estuary; window to rear; inset multi-fuel stove with slate hearth; wall lights; wall mounted electric storage heater.

Dining Room

2.23m x 3.13m (7'3 x 10'3)

Good sized room with window out to rear and also window into Porch; built in shelved cupboard; door out to Porch; door through to Kitchen; ceiling light.

Kitchen

3.83m x 2.06m (12'6 x 6'8)

Range of fitted units with complementing work surface; stainless steel sink and drainer; electric cooker point; space for under counter fridge; plumbed for washing machine; window out to side; ceiling light.

Bedroom 1

4.24m x 3.26m (13'9 x 10'7)

Large double bedroom with windows to front and side; ceiling light.

Bedroom 2

2.98m x 3.05m (9'8 x 10'0)

A further double bedroom with window to rear. Wall mounted electric storage heater; ceiling light.

Shower Room

1.37m x 1.93m (4'5 x 6'3)

Comprising WC, wash hand basin set in vanity unit and large corner shower cubicle with integral shower; mirror over wash hand basin; window to side; part tiled walls; tiled floor; ceiling light.

Rear Porch

Large, enclosed porch with patio doors out to garden; tiled floor; ceiling light.

Outside

Off road parking and garage located at the rear of the property. Stone built storage/wood shed at the rear of the property. The garden surrounds the property on all sides and is mainly laid to lawn with ornamental flowerbeds and established shrubs and trees.

Services: Mains electricity and water. Septic tank drainage.
Postcode: DG6 4SB
Entry: By negotiation
Viewing: By appointment through Cavers & Co
Home Report: Available at 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.









