

——— Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

32 PRINCESS STREET, KIRKCUDBRIGHT, DG6 4LQ

Offers Over £100,000



Located in a quiet residential area a short distance from Kirkcudbright town centre, 32 Princess Street is a surprisingly spacious one-bedroom bungalow. Benefitting from excellent living accommodation, modern bathroom and easily maintained private garden. An ideal property for the first time buyer or perfect for those looking to downsize.

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
- Bedroom
- Bathroom
- Private garden
- Council Tax Band A
- EPC Rating D (63)

Hallway

Part glazed outer door leads into Hallway. Large, shelved storage cupboard. Radiator; ceiling light.

Living Room

3.39m x 3.33m (11'1 x 10'9)

Bright room with two windows to side; electric fire with wooden surround and mantle; radiator; ceiling light.

Kitchen

3.32m x 2.36m (10'8 x 7'7)

Good sized kitchen with ample floor and wall units giving ample storage and preparation space; stainless steel sink and drainer; electric cooker point; plumbed for washing machine; pantry cupboard (used previously as alcove for tall refrigerator); tiled splashbacks; space for dining table; window out to rear; door out to rear garden; radiator; ceiling light.

Bedroom

4.04m x 3.23m (13'2 x 10'6)

Large walk-in wardrobe with hanging and shelf space; window to rear; radiator; ceiling light.

Bathroom

1.56m x 1.87m (5'1 x 6'1)

Comprising white suite of WC and wash hand basin set in vanity unit and bath with overhead electric shower; Shower screen; Respatex waterproof wall covering; wall mounted mirror; window to front; ceiling light.

Outside

Private fenced garden to the rear of the property laid to gravel with drying area; gate access out to the rear. A lockable storage cupboard is located at the front of the property.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4LQ

Council Tax Band: A

Entry: By negotiation

Viewing: By appointment through Cavers & Co

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

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.











