



Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

**RAILWAY COTTAGE, BURNSIDE LOANING,
KIRKCUDBRIGHT, DG6 4EU**

Offers Over £400,000



Railway Cottage is an immaculately presented detached property situated in a prime position on the outskirts of Kirkcudbright. Located only a short distance from the town centre with far reaching views to the river and surrounding countryside. The living accommodation is beautifully proportioned, providing bright and comfortable living. Situated on a large plot the gardens wrap around the property offering privacy, plus a large detached double garage, with extensive block paved driveway providing ample parking for several vehicles. Railway Cottage is a highly desirable property and would make a very 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.

Accommodation comprises:

- Living Room
- Kitchen
- Dining Room
- Conservatory
- Four bedrooms
- First floor sitting room with spectacular views
- Bathroom
- Large garden
- Driveway and garage
- Council Tax Band - F
- EPC Rating – D (66)

Conservatory

4.29m x 3.17m (14'1 x 10'4)

Well-proportioned south facing conservatory; door lead out to garden; door through to Hallway; sliding doors through to Dining Room; hardwood flooring.

Hallway

7.08m x 2.96m (23'2 x 9'7)

Large hallway giving access to all ground floor rooms; cloak cupboard with hanging and shelf space; shelved airing cupboard; stairs to first floor; ceiling light; radiators.

Dining Room

4.53m x 2.83m (14'9 x 9'2)

Good sized room with space for large dining table; sliding doors to Conservatory; door out to Hallway; radiator; ceiling light.

Kitchen

3.81m x 2.96m (12'5 x 9'7)

Well proportioned kitchen with a good range of wall and floor units giving ample storage and preparation space; granite work surface; five burner gas hob with overhead extractor; integrated double oven; built in fridge/freezer; integrated dishwasher*; stainless steel sink and drainer with mixer-tap; tiled splash backs; tiled floor, window to side; ceiling light; radiator.

*Please note the dishwasher is currently not working.

Utility Room

1.67m x 1.52m (5'5 x 5'0)

Wall and floor units with work surface; stainless steel sink and drainer with mixer tap; WC; plumbed for washing machine; window to side; ceiling light.

Living Room

7.87m x 4.37m (25'8 x 14'3)

Light and airy living room with separate study area; electric fire set in brick surround with wooden mantle; dual aspect windows to front and rear; door out to side garden; radiators; ceiling lights.

Bedroom 1

3.34m x 3.77m (10'9 x 12'4)

A large double bedroom with window to rear; built in double wardrobe with hanging and shelf space; ceiling light, radiator; door to en-suite.

En-suite

2.62m x 0.93m (8'6 x 3'0)

Comprising WC, wash hand basin and shower cubicle with electric shower; wall mounted mirror and shelf; window out to side; tiled walls; tiled floor; electric towel rail; ceiling light.

Bedroom 2

3.34m x 2.86m (10'9 x 9'3)

Large double bedroom with window to rear; built in double wardrobe with hanging and shelf space; ceiling light; radiator.

Bedroom 3

3.34m x 3.24m (10'9 x 10'6)

Large double bedroom with window to rear; built in double wardrobe with hanging and shelf space; ceiling light; radiator.

Bathroom

1.77m x 2.62m (5'8 x 8'6)

Comprising WC, wash hand basin in vanity unit and bath. Additional vanity unit; wall mounted mirrored cabinet; electric towel rail; window to side; part tiled walls; tiled floor; ceiling light.

First Floor**Sitting Room**

9.46m x 4.75m (31'0 x 15'6)

Wonderful sitting room situated on the first floor with double doors leading out to balcony with panoramic views over the Rive Dee and surround countryside. Benefitting from an abundance of natural light, this stunning room can be used year-round. Picture window to the side with view to the town; recessed ceiling spotlights; radiator.

Bedroom 4

4.64m x 4.73m (15'2 x 15'5)

Large double bedroom with window to side and Velux roof windows to front; large built in cupboard housing central heating boiler; access door to eaves storage; ceiling light; radiator.

Outside

Gated access to brick paved driveway and parking area; double garage with power and light. The garden is mainly laid to lawn with established shrubs and trees; paved seating areas; drying area. Stream running through the garden with ornamental bridge. Wooden shed with power and light.

Services: Mains gas, electricity, water and drainage.

Postcode: DG6 4EU

Council Tax Band: F

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from **Cavers & Co**

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.









