



# Cavers & Co.

Solicitors & Estate Agents

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

**54 CASTLEDYKES ROAD, KIRKCUDBRIGHT, DG6 4AW**

**Offers Over £138,000**



54 Castledykes Road is a bright and spacious semi-detached property located in a sought-after residential area close to primary and secondary schools and a short walk from Kirkcudbright town centre. With well-proportioned accommodation, off road parking and easily maintained garden 54 Castledykes Road would be ideal for a first-time buyer, a buy-to-let investor or for those looking to downsize.

The picturesque Artists Town of Kirkcudbright, offers a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, primary and secondary schooling, swimming pool and marina. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing. The Galloway Forrest Park (the UK's first Dark Sky Park) and the stunning landscapes of the Solway coastline are also within easy reach. Kirkcudbright is situated 6 miles from the A75 Euro-route which gives easy access to the neighbouring towns of Castle Douglas and Dumfries

to the East and excellent links to the M74 and M6 motorways and Glasgow (2 hours), Edinburgh (2.5 hours) and Prestwick Airport (1.5 hours).

### **Accommodation Comprises:**

- Living Room
- Kitchen
- Conservatory
- Three bedrooms
- Garden
- Council Tax Band - B
- EPC Rating - D (65)

### **Hallway**

Door leads in from the front. Stairs to first floor; cloak cupboard with hooks and shelf; large storage cupboard housing boiler.

### **Shower Room**

1.54m x 2.64m (5'1 x 8'9)

Comprising WC, wash hand basin set in vanity unit and large shower cubicle with integral shower. Respatex wall covering; vinyl flooring; wall mounted cupboard and mirror above basin; window to side; radiator; ceiling light.

### **Living Room**

3.41m x 5.75m (11'2 x 18'9)

Large room with windows to front and rear; gas fire set in ornate surround; ceiling light; radiator.

### **Kitchen**

2.74m x 2.31m (8'10 x 7'6)

Range of floor and wall units with laminate work surface; stainless steel sink and drainer; electric cooker point; window to side; ceiling light; tiled flooring.

### **Conservatory**

3.27m x 2.14m (10'7 x 7'0)

Overlooking the rear garden; ceiling light; radiator; door out to side.

### **Bedroom 1**

3.85m x 2.51m (12'6 x 8'2)

Window to rear; built-in double shelved cupboard; radiator; ceiling light.

### **Bedroom 2**

3.37m x 3.64m (11'1 x 11'9)

Window to rear; radiator; ceiling light.

### **Bedroom 3**

2.73m x 2.28m (8'9 x 7'5)

Window to front; built-in shelved cupboard; radiator; ceiling light.

### **Outside**

The front garden is laid to gravel with decorative flowerbeds and bordered by a metal fence. The rear garden is mainly laid with lawn with established shrubs and trees; large paved patio area; ample parking for several vehicle; wooden garden shed.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4AW

Entry: By negotiation

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

Home Report: Available from [onesurvey.org](http://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.

\*For illustrative purposes only







