Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

GLEDPARK COTTAGE, BORGUE, DG6 4SS

Offers Over £250,000

Gledpark Cottage is a traditional detached Galloway cottage situated in a stunning countryside setting. Offering generous accommodation with a particular feature being the large garden room at the rear overlooking the garden and countryside beyond. This charming property is ideally located for easy access to Kirkcudbright whilst enjoying an idyllic rural setting close to the coast, being only 5 miles from the popular beaches of Sandgreen and Carrick. A perfect family home or peaceful retirement retreat, Gledpark Cottage is a type of property rarely available on the open market and represents an opportunity not to be missed.

The picturesque Artists Town of Kirkcudbright, on the Solway coast, is approximately two miles away and offers a vibrant cultural life, as well as a wide range of amenities including a health centre, cottage hospital, secondary schooling and swimming pool. The surrounding area is one of natural beauty and is popular with outdoor enthusiasts for walking, bird watching and fishing. Twynholm is situated just off 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
- Garden Room
- Kitchen
- Utility Room
- Two bedrooms
- Shower room
- Garden
- Garden Shed/Summer house
- Off street parking
- Council Tax Band - D
- EPC Rating – F (28)

Garden Room
2.35m x 6.56m (7’7 x 22’5)
Spacious room with windows to all sides overlooking the garden and countryside beyond. French doors out to the garden; patio doors into Living Room.

Living Room
3.44m x 6.98m (11’3 x 22’9)
Large room with windows to side and rear; door through to Kitchen; door through to Hallway (currently closed off); space for dining table; coal effect gas fire with marble hearth; ceiling lights, radiators.

Kitchen
2.57m x 2.84m (8’4 x 9’3)
Range of wooden floor and wall units; windows to rear and side; composite sink and drainer; plumbed for gas oven with hob; extractor hood; plumbed for washing machine; ceiling light; radiator; door through to Hall.

Hall
Ceiling lights; radiators.

Utility Room
1.45m x 1.95m (4’8 x 6’4)
Wall units with work surface; space for tall fridge/freezer; door out to side of property; ceiling light.

Shower Room
1.39m x 2.56m (4’6 x 8’4)
Comprising WC, wash hand basin and corner shower cubicle with integral shower; part tiled walls; tiled floor; window to front; wall mounted mirror; radiator; ceiling light.

Bedroom 1
3.47m x 3.47m (11’4 x 11’4)
Double bedroom with two windows to front; built-in wardrobes with hanging and shelf space; radiator; ceiling light.

Bedroom 2
2.52m x 3.47m (8’3 x 11’4)
Double bedroom with window out to front; radiator; ceiling light.

Store Room
2.72m x 1.03m (8’9 x 3’4)
Previously used as an office/work room; shelving and cupboards, windows out to side and front; ceiling light.

Outside
Double wooden gates lead to gravelled driveway and parking area; wooden summerhouse with paved patio area. Established shrubs and trees with gravelled pathways leads down to a secluded lawned garden with decked seating area and wooden garden shed. Greenhouse.

Services: Mains electricity. Private water supply. Septic tank drainage. LPG central heating. Propane cylinder supply for hob.

Postcode: DG6 4SS

What3words : enjoyable.retraced.weekend

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.

BUSH