

25 CANNEE CHASE, KIRKCUDBRIGHT, DG6 4DB

Offers Over £390,000



Superb three-bedroom detached bungalow enjoying a peaceful location at the end of a cul-de-sac within a very sought after private residential development. Immaculately presented in move-in condition the property offers bright spacious accommodation throughout, ideal for modern family living. Extremely well positioned with generous garden grounds to the rear and ample off-road parking, 25 Cannee Chase is ideally located on the edge of the historic harbour town of Kirkcudbright but only a short level walk from all local amenities.

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 Kitchen
- Three double bedrooms (one ensuite)
- Bathroom
- Garage
- Garden
- Council Tax Band – E
- EPC Rating – C (77)

Hallway

Entered through a wood effect uPVC door from front garden into Hallway. Large hallway giving access to all main rooms. Two large built-in cupboards providing useful additional storage. Underfloor heating controls. Solid wooden floor. Ceiling light.

Living Room 6.86m x 3.42m (22'5 x 11'2)

Accessed directly from the main hallway the bright and spacious room provides ample space for family life. The vaulted ceiling provides an added sense of space with two large Velux windows providing additional natural daylight. French doors through to Dining Kitchen.

Dining Kitchen 5.85m x 5.08m (19'2 x 16'7)

Fabulous open-plan kitchen and dining space that can be accessed directly from the Living Room and hallway. French doors out to the Conservatory. The kitchen comprises a good range of modern high gloss wall and floor units with complementary work surface and splash-back. Integrated double oven; integrated electric hob with overhead extractor; integrated washing machine; integrated tall fridge/freezer. Stainless steel sink and drainer with mixer tap. Solid wooden floor. Ample space for a large table for formal dining and entertaining.

Conservatory 2.54m x 3.23m (8'3 x 10'6)

Good sized conservatory overlooking the garden. Door out to rear patio. Tiled floor.

Bedroom 1 with ensuite Wet Room 3.36m x 3.00m (11'0 x 9'8)

Ensuite Wet Room 1.90m x 1.84m (6'2 x 6'0)

Spacious master bedroom located to the front of the property. Built in wardrobe with mirrored sliding doors. Solid wooden floor.

Ensuite wet room comprising of shower, WC and wash hand basin.

Bedroom 2 3.04m x 2.69m (9'10 x 8'8)

Located at the rear of the property. Built in wardrobe with mirror sliding doors. Solid wood floor.

Bedroom 3 3.02m x 2.85m (9'9 x 9'6)

Located at the rear of the property. Built-in shelved wardrobe. Solid wood floor.

Bathroom 1.84m x 2.49m (6'0 x 7'2)

Good sized family bathroom with modern suite of white wash hand basin set in vanity unit, WC and walk-in bath with shower above. Shower screen; Respatex waterproof wall covering; tiled flooring; chrome heated towel rail.

Garage

Spacious garage with electric up and over door. Work surface with plumbing and space for laundry appliances. The roof space of the garage is floored and there is ladder access to the ample storage space available.

Outside

Large, graveled parking area for several vehicles. Decorative flower bed to the front of the property with colourful plants and shrubs. The rear garden is terraced with dry stone walling and mainly laid to lawn. Greenhouse and vegetable bed. Secluded paved patio accessed from the Conservatory ideal for al-fresco dining. Gate access from the front around both sides of the property.

Services: Mains gas, electricity, water and drainage. Under floor heating.

Entry: By negotiation

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

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

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.







