

4 PRINCESS STREET, KIRKCUDBRIGHT, DG6 4LE

Offers Over £145,000



Well-appointed three bedroom mid-terraced property located in a sought-after residential area, a short walk from Kirkcudbright town centre. In excellent decorative order, it benefits from three bedrooms, excellent living accommodation, off street parking and easily maintained garden. Fantastic home for a first-time buyer or 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
- Three bedrooms
- Shower Room
- Garden
- Council Tax Band - B
- EPC Rating – D (58)

Hallway

Door leads in from the front. Stairs to first floor; large storage cupboard; radiator; ceiling light.

Living Room 4.21m x 3.40m (13'8 x 11'2)

Large room with window to front; tiled fireplace with wooden mantle; radiator; ceiling light.

Dining Kitchen 4.29m x 2.59m (14'1 x 8'5)

Excellent range of floor and wall units with wood block work surface; sink and drainer with mixer tap; integrated double electric oven; integrated microwave; integrated electric hob with overhead extractor; integrated fridge and freezer plumbed for washing machine; breakfast bar; space for dining table; window to rear; radiator; ceiling light; French doors out to rear garden.

First Floor

Large storage cupboard; radiator; ceiling light.

Bedroom 1 3.42m x 2.76m (11'2 x 9'1)

Window to rear; radiator; ceiling light.

Bedroom 2 2.58m x 2.50m (8'5 x 8'2)

Window to front; radiator; ceiling light.

Bedroom 3 2.50m x 2.48m (8'2 x 8'1)

Window to front; radiator; ceiling light.

Shower Room 2.26m x 1.56m (7'4 x 5'1)

Comprising WC and wash hand basin set in vanity unit and large walk-in shower enclosure with electric shower. Window to rear; heated towel rail; ceiling light.

Outside

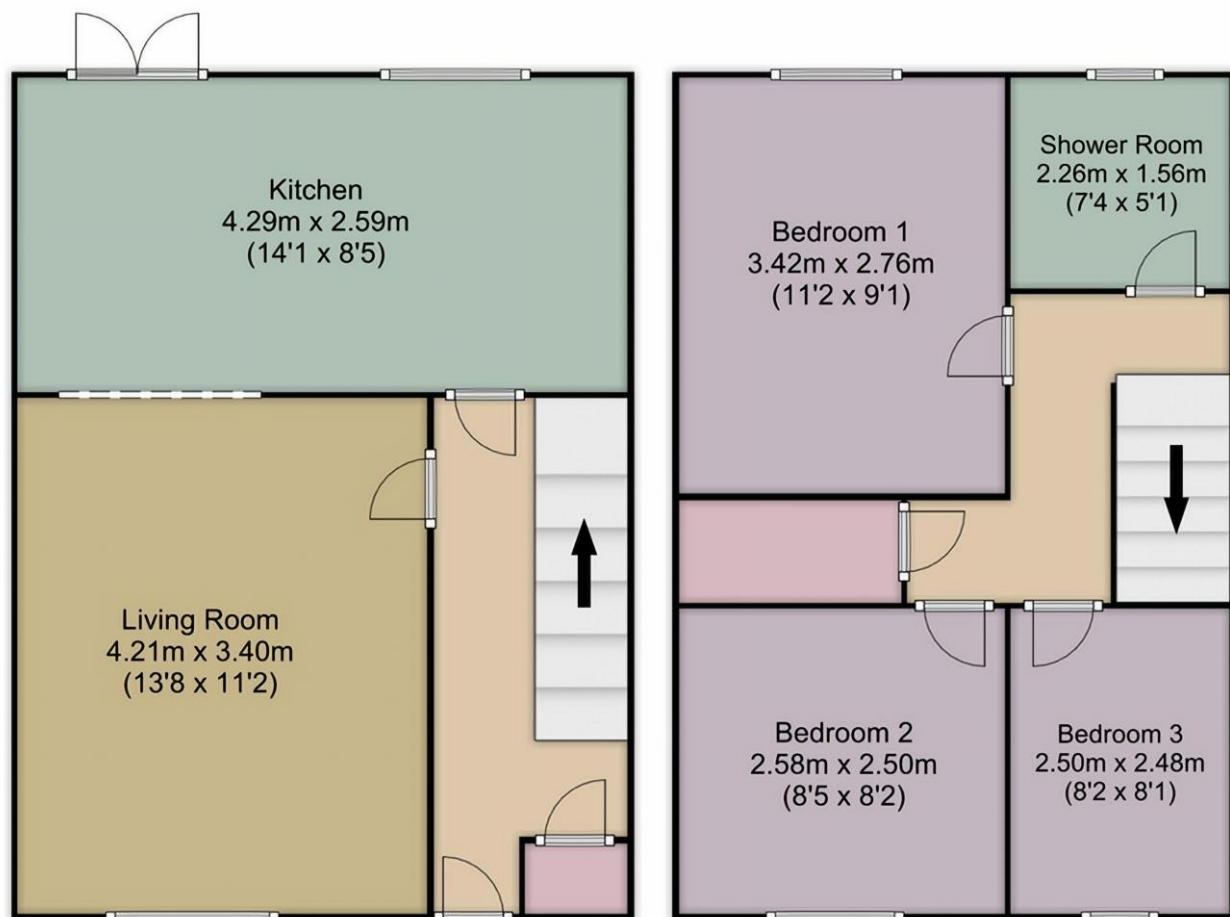
Garden to the rear with large paved, patio area. Part of the garden has been enclosed to create an all-weather space that can be used at any time of the year. Stone built shed housing tumble dryer. To the front of the property is ample parking for two vehicles.

Services: Mains electricity, water and drainage. Air source heat pump and solar panels.

Entry: By negotiation

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

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



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.