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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# HEATHERBANK

22 MOUNT PLEASANT AVENUE, KIRKCUDBRIGHT, DG6 4HF

Heatherbank is a well presented bright and spacious detached bungalow which benefits from 3 double bedrooms and 2 reception rooms. The property has fine views across the town towards the River Dee beyond.



## Accommodation:

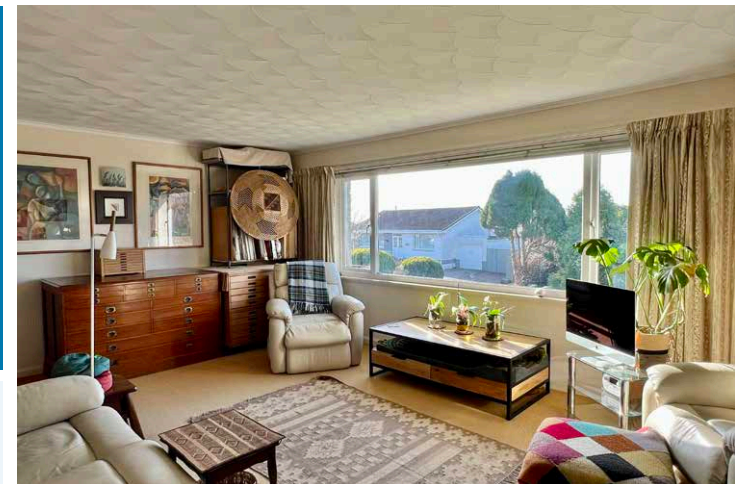
### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Dining Room / Study  
Dining Kitchen  
Rear Vestibule  
Double Bedroom 1 with  
Ensuite  
Double Bedroom 2  
Double Bedroom 3  
Bathroom

### Outside:

Garden. Garage.  
Summerhouse.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)



Heatherbank is a well presented detached bungalow enjoying a quiet location within a popular residential area on the edge of Kirkcudbright. This well-proportioned home benefits from bright and airy accommodation and is well positioned within generous landscaped garden grounds. The property has light and airy accommodation which is sure to suit a number of different buyers.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

### ACCOMMODATION

Entered from front garden through UPVC double glazed storm doors into:-

#### ENTRANCE VESTIBULE

Ceramic tiled floor. Obscure glazed inner door with glazed side panel leading into:-

#### RECEPTION HALLWAY

Bright, spacious reception hallway with double built in cupboard with hanging rail and shelving. Further double built in cupboard with shelving housing Worcester gas fired boiler and hot water cylinder. Radiator. Smoke alarm. Carbon monoxide alarm. Central heating thermostat. Loft access hatch. Ceiling light. Fitted carpet. Doorways leading off to all remaining accommodation.

#### SITTING ROOM

**5.90m x 4.20m**

Bright, spacious front facing reception room with ample natural light from large uPVC double glazed window overlooking the town towards the River Dee and hills beyond. Curtain track and curtains above. Feature marble effect fireplace with inset electric fire. TV aerial point. 4 wall lights. Radiator with shelf above. Smoke alarm. Fitted carpet. Obscure glazed door leading into:-

#### DINING ROOM / STUDY

**2.62m x 3.50m**

Well positioned dining room that can be accessed directly from both the Sitting Room and Kitchen. This reception room enjoys a pleasant outlook to the rear across the garden. UPVC double glazed window with curtain track and curtains above. Obscure glazed screen to kitchen. Radiator. Ceiling light. Fitted carpet. Opens into:-

#### DINING KITCHEN

**3.46m x 3.40m**

Spacious and light dining Kitchen which can also be accessed directly from the hallway. The kitchen benefits from an abundance of natural light from a large UPVC double glazed window overlooking the garden. This airy room benefits from a good range of natural wood fitted kitchen units and laminate work surfaces and tiled splash backs. 1 ½ bowl sink with taps above. Zanussi electric cooker with extractor hood above. Space for freestanding fridge-freezer. Space and plumbing for washing machine and dishwasher. Radiator. Smoke alarm and heat detector. Fluorescent strip light. Tile effect vinyl flooring. Ample room for table and chairs.

#### REAR VESTIBULE

Obscure glazed uPVC door leading out to rear garden. Ceiling light. Tile effect vinyl flooring.

#### DOUBLE BEDROOM 1 WITH ENSUITE

**3.89m x 3.62m**

Bright, spacious double bedroom overlooking the rear garden. Benefiting from a built in double wardrobe with hanging rail and shelving. Radiator. Ceiling light. Fitted carpet. Doorway leading into:-

#### EN-SUITE SHOWER ROOM

**0.71m x 2.06m**

Suite of coloured W.C. and wash hand basin. Shower cubicle with Mira Sprint electric shower. Fully tiled from floor to ceiling. Fixed mirror. Extractor fan. Aurora electric wall heater. Ceiling downlights. Fitted carpet.

#### DOUBLE BEDROOM 2

**2.78m x 4.12m**

Light and airy double bedroom with pleasant outlook to front enjoying elevated views across the town to the river beyond. Double built in wardrobe with hanging rail and shelving. Radiator. Ceiling light. Fitted carpet.

#### DOUBLE BEDROOM 3

**2.79m x 2.98m**

Further front facing double bedroom with fine views across the town to the river beyond. Single built in wardrobe with hanging rail and shelving. Radiator. Ceiling light. Fitted carpet.

#### BATHROOM

**2.34m x 1.87m**

Obscure glazed window to rear providing ample natural light. Coloured suite of W.C. wash hand basin and bath with shower attachment and tiled splash backs. Fixed bathroom mirror. Radiator. Ceiling. Fitted carpet.

#### Outside

#### Front Garden

The front garden comprises of an area of grass with well-established flower beds interspersed with gravel paths. Driveway at the side leads to the garage and a graveled path leading to the front entrance and continues around to the rear of property. Outside lights.

#### Rear Garden

This well maintained rear garden is mainly laid to lawn and has a number of attractive well stocked flower beds borders and paved seating area ideal for alfresco dining with Summerhouse which has power and light.

#### GARAGE

**2.91m x 8.06m**

Integrated garage with automatic electric roller door. Ceiling lights. Meters and consumer unit. 2 water taps. Internal window looking into porch. Wooden door to porch. Concrete floor.

#### REAR PORCH

**3.70m x 1.63m**

Single glazed on three sides. Glazed external door to rear garden. Plastic roof. Power and light. Paved flooring.

#### BURDENS

The Council Tax Band relating to this property is E.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

#### SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

#### ENTRY

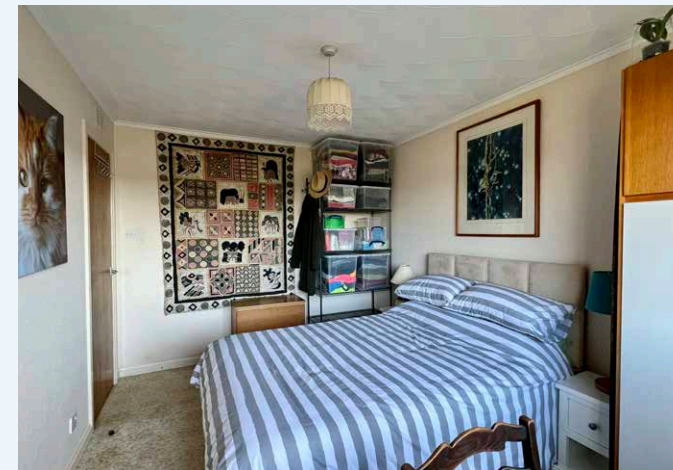
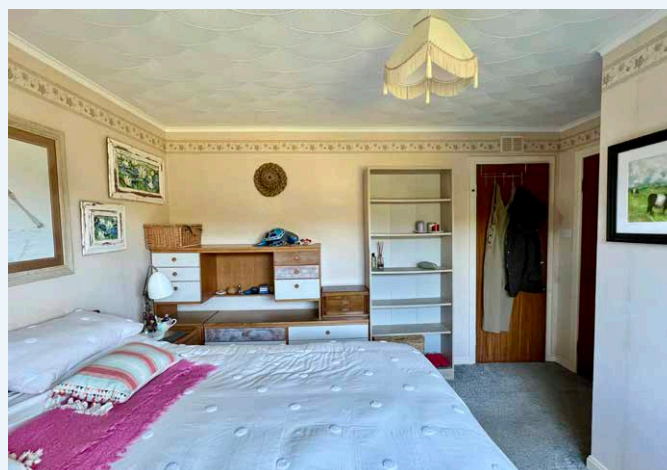
Subject to negotiation.

#### HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

#### GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

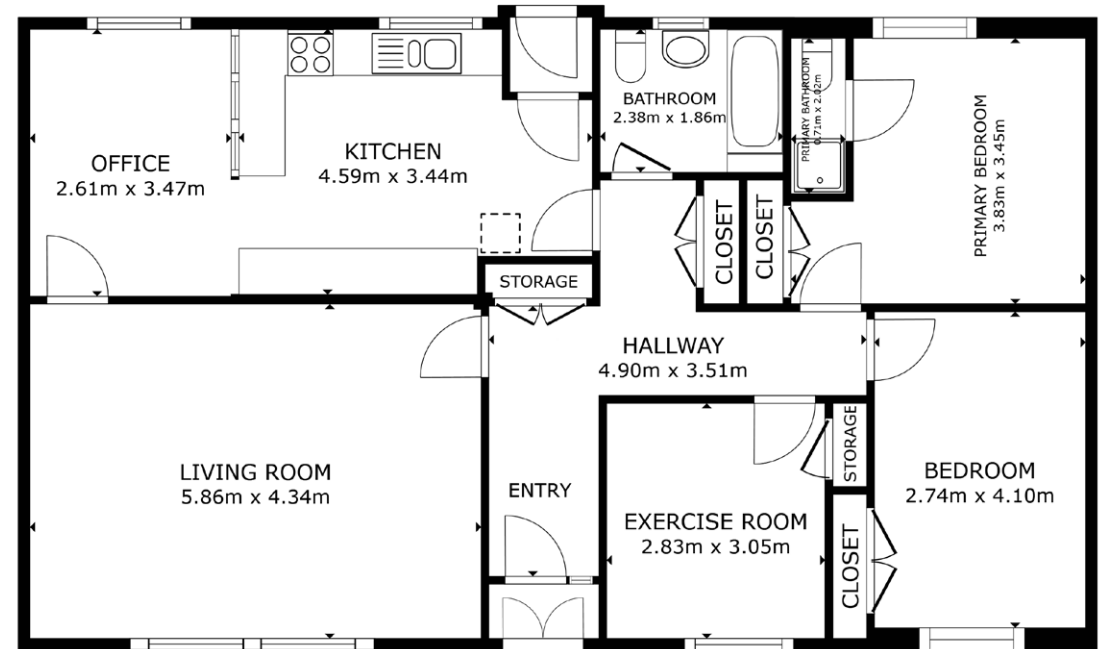


General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/HELLS01-01



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 107.6 m<sup>2</sup>  
TOTAL : 107.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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