

Solicitors & Estate Agents
Tel: 01557 331217 www.caversandco.com

49 MERSE ROAD, KIRKCUDBRIGHT, DG6 4RS

Offers Over £140,000



Well-appointed link-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 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
- Bathroom
- Garden
- Council Tax Band - B
- EPC Rating – D (62)

Hallway

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

Living Room

4.65m x 3.79m (15'2 x 12'4)

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

Kitchen

5.66m x 2.14m (18'5 x 7'0)

Excellent range of floor and wall units with complementing work surface; sink and drainer with mixer tap; integrated electric oven and electric hob; plumbed for washing machine; space for large fridge/freezer; space for dining table; window to rear; radiator; ceiling light; door out to rear garden.

First Floor

Large storage cupboard; radiator; ceiling light.

Bedroom 1

4.11m x 2.81m (13'5 x 9'2)

Window to rear; built in double wardrobe; radiator; ceiling light.

Bedroom 2

3.22m x 2.71m (10'5 x 8'9)

Window to front; radiator; ceiling light.

Bedroom 3

2.40m x 2.69m (7'9 x 8'8)

Window to front; large storage cupboard; radiator; ceiling light.

Bathroom

1.62m x 2.06m (5'3 x 6'8)

Comprising WC, wash hand basin and bath with electric shower. Shower screen; window to rear; radiator; ceiling light.

Outside

Garden to the rear with large paved, patio area. Lawned area with well stocked flowerbeds; greenhouse; wooden garden shed; drying line. The front garden is paved and bordered by flowerbeds and decorative shrubs.

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 4RS

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.





