



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 5 BURNSIDE GARDENS

KIRKCUDBRIGHT, DG6 4JY

Well-proportioned detached bungalow enjoying a quiet end of cul de sac location a short distance away from all local amenities.



## Accommodation:

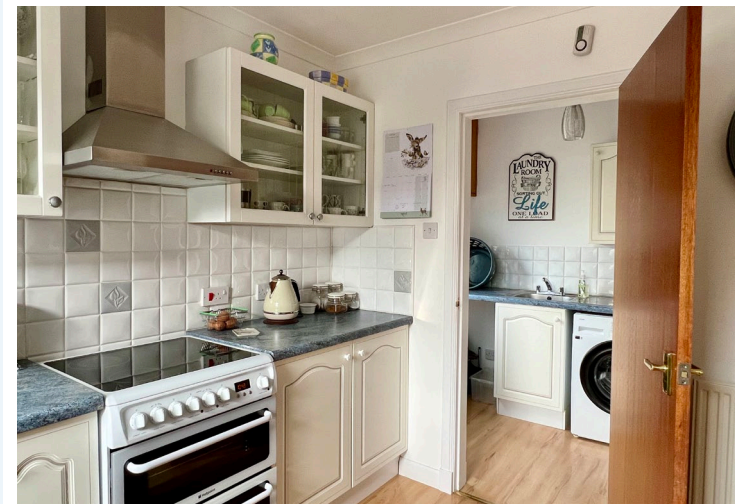
### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Lounge  
Dining Room / Snug  
Kitchen  
Utility Room  
Conservatory  
Double Bedroom 1  
Double Bedroom 2  
Shower Room

### Outside:

Garden. Garage.

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5 Burnside Gardens is a well-proportioned detached bungalow enjoying a quiet location within an established residential area a short distance away from all local amenities. The property benefits from two double bedrooms and three reception rooms.

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 composite uPVC double glazed door with opaque glazed side panel into:-

**ENTRANCE VESTIBULE** **1.62m x 1.20m**  
Fitted coir mat. Radiator. Ceiling cornicing. Ceiling light. Wooden glazed door into:-

**RECEPTION HALLWAY**  
Wide welcoming reception hallway with doors leading off to all ground floor accommodation. Fitted carpet. Radiator. Built in double cupboard with hanging rail and shelving. Central heating thermostat. BT telephone point. Smoke alarm. Ceiling cornicing. Ceiling light.

**LOUNGE** **5.42m x 4.06m**  
Bright and spacious front facing reception room with cast iron multi fuel stove set on slate hearth. uPVC double glazed windows to front with fitted shutters. Radiator. Ceiling cornicing. Recessed LED ceiling spotlights with dimmer control. Fitted carpet.

**DINING ROOM / SNUG** **2.49m x 3.01m**  
This useful area has previously been used as a dining room but could also be used as an informal reception room which links the reception hallway, conservatory and kitchen areas. Wooden French doors leading into conservatory. Curtain pole and curtains above. Archway to side leading through to kitchen. Radiator. Ceiling cornicing. Ceiling light. Wood effect laminate flooring.

**KITCHEN** **3.02m x 2.81m**  
Well positioned bright kitchen with a good range of white fitted kitchen units and laminate work surfaces. Stainless steel sink with mixer tap above. Freestanding electric cooker with stainless steel chimney style extractor hood above. Tiled

splash backs. uPVC double glazed picture window to rear with roller blind above. Radiator. Drayton central heating controller. Carbon monoxide detector. Ceiling cornicing. Ceiling light. Wood effect laminate flooring. Door leading through to:-

**UTILITY ROOM**  
Well positioned utility room with additional storage from two fitted kitchen units with laminate work surfaces above. Stainless steel sink with mixer tap and drainer to side. Tiled splash backs. Plumbing for washing machine and dish washer. Wall mounted cupboard housing electric meter and consumer unit. uPVC obscure glazed door leading out to side and providing direct access to the garden. Radiator. Coat hooks. Large built in cupboard housing Worcester gas fired boiler. Loft access hatch. Wood effect laminate flooring.

**CONSERVATORY**  
This well-proportioned conservatory is a wonderful reception room which can be used all year round and can be accessed directly from both the dining room / snug and rear garden. Windows on all sides with roller blinds above. 2 Radiators. Wireless thermostat controller. Wall lights. Wood effect laminate flooring.

**DOUBLE BEDROOM 1 (left)** **2.84m x 3.58m**  
Bright, front facing double bedroom. Ample natural light from large uPVC double glazed picture window with curtain pole and curtains above. Radiator. Double built in wardrobe with hanging rail and shelving above providing useful additional storage. Ceiling light. Fitted carpet.

**DOUBLE BEDROOM 2 (left)** **3.45m x 3.59m**  
Further bright and airy double bedroom enjoying a pleasant outlook across the garden. Large uPVC double glazed picture window with curtain pole and curtains above. Radiator. Built in double wardrobe with hanging rail and shelving above providing useful additional storage. Ceiling light. Fitted carpet.



**SHOWER ROOM** **1.62m x 2.36m**  
Generous shower room with large walk in double shower cubicle with Mira “Jump” electric shower above. Suite of white wash hand basin and W.C. uPVC obscure glazed window to rear with roller blind above. Tiled from floor to ceiling. Extractor fan. Fixed bathroom mirror. Wall mounted bathroom cabinet. Radiator. Recessed LED ceiling spotlights. Vinyl anti slip flooring.

**Outside**  
5 Burnside Gardens is set back from the road and pavement with a generous front garden mainly laid to gravel with paved paths leading to the front door and paved driveway leading to the garage.

**REAR GARDEN**  
Good sized rear garden is mainly laid to gravel for ease of maintenance and is bordered by brick walls and fencing to rear. Immediately adjacent to the conservatory is a good sized paved patio ideal for alfresco dining.

**GARAGE**  
LED strip light. Power sockets. Up and over door. Pedestrian door.

**BURDENS**  
The Council Tax Band relating to this property is E.

**ENERGY PERFORMANCE RATING**  
The Energy Efficiency Rating for this property is a Band C.

**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 this office.

**GENERAL ENQUIRIES, VIEWING & OFFERS**

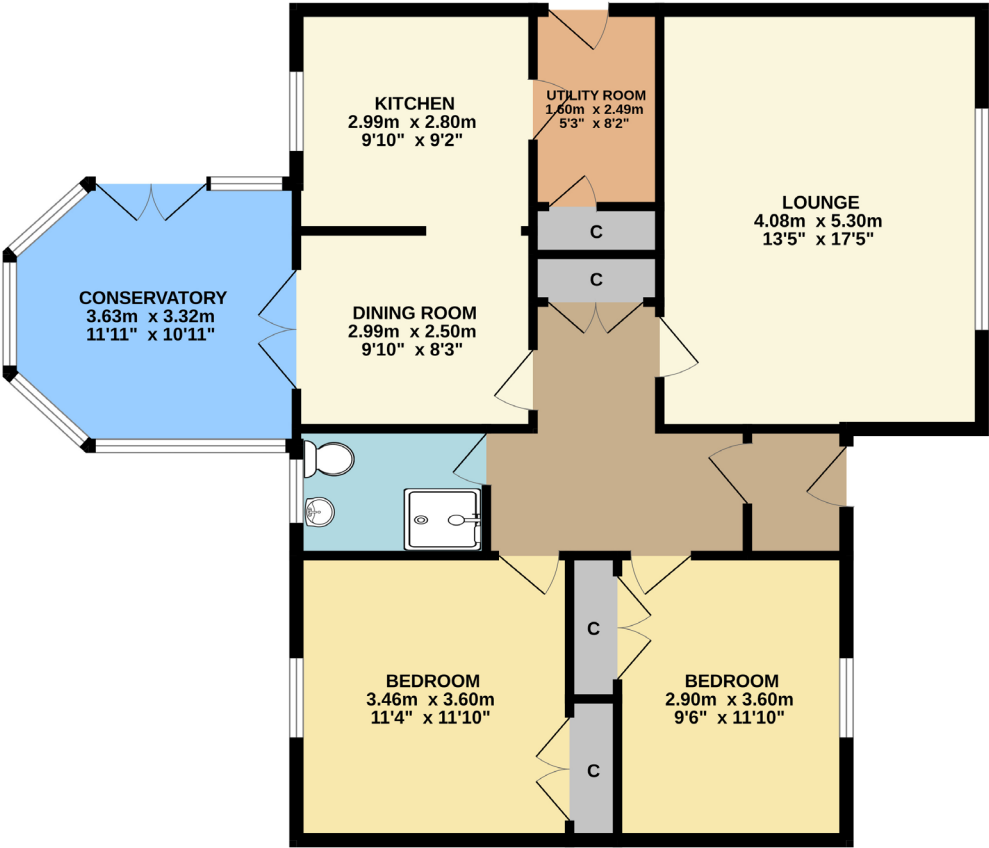
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/COYLM01-01



**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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