

3 Bed Detached In High Street Kirkcudbright, Kirkcudbright, DG6 4JX £310,000





SHORT DESCRIPTION

Property Ref: 14606 Garden Cottage is an award winning barn conversion to the rear of No 18 High Street Kirkcudbright. was the home of the famous Scottish Artist E.A. Hornel. The High Street is the heart of the old town. This is accessed from the High Street through a coaching arch containing the original cobbles. The house has three upstairs bedrooms together with a shower room. The landing has fitted cabinets housing the washing machine and dryer. The master bedroom enjoys a south westerly aspect with views across the garden to the estuary. All of the bedrooms have fitted wardrobes and feature tongue and groove panelling. The ground floor comprises a kitchen with fitted pitch pine units and a double electric oven with ceramic hob. Double doors open on to the sunroom with views to the private walled garden. The extensive living room is separated from the kitchen by a hallway containing a shower/utility room with a separate toilet. The vestibule also leads into the hallway which contains an under stairs cupboard with coat hooks and also houses the Heatrae-Sadia Megaflo hot water heater. The adjacent utility/shower room has additional storage space and houses the Alpha gas Combi boiler installed in 2021. The living room is 19 feet long into the doorway. It contains an electric coal effect heater, ceiling mounted spot lights and an LED daylight strip which runs the width of the room. The old ceiling beams are a feature together with the solid wood floor. The size of this room makes this a versatile space and was previously used as a dining/ living room. The garden is an outstanding feature of this property as it contains many specialist trees including two Ginkgo Bilobas, a pocket Hankerchief Tree and a Giant Foxglove tree. Property Type: Detached Full selling price: £310000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: D EPC rating: C Outside Space: Rear Garden, Enclosed Garden, Patio Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

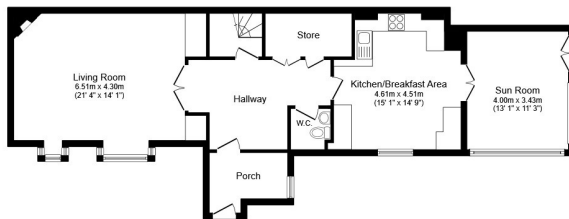
Bath Room(s)

2

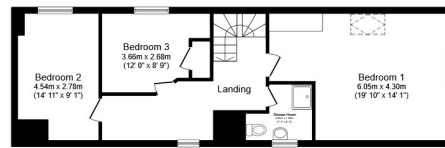
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Total floor area 150.2 sq.m. (1,616 sq.ft.) approx

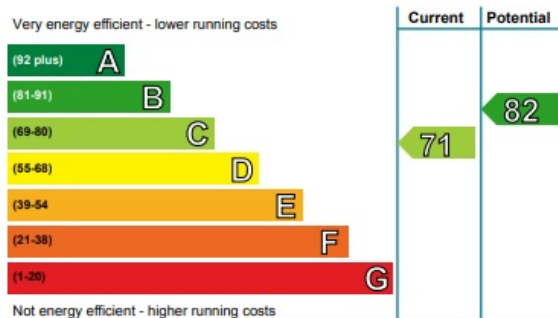
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

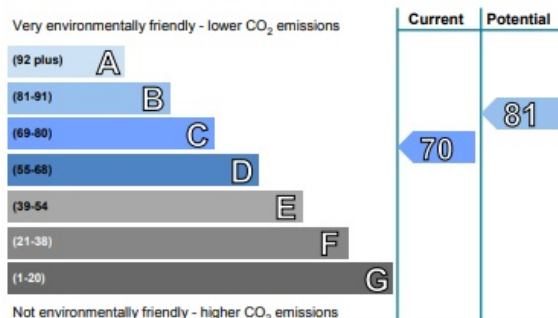


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (70)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

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