

1 Kirkbank

KIRKGUNZEON, DUMFRIES, DG2 8JZ



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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This generous property is well presented and tastefully decorated throughout and is in walk-in condition inside and out



McEwan Fraser Legal are delighted to introduce to the market this lovely three-bedroom semi-detached villa which is the perfect property for a variety of people looking for their ideal home. Inside this home, you will find exceptional design and an inspired layout over 2 levels which provides light-filled and spacious accommodation. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The property has a terrific spacious rear garden, which has been designed for ease of maintenance, providing a private and safe environment for children, whilst offering a quality outdoor space to relax in and stunning views of the surrounding areas.

THE LOUNGE



On entering the home, we have a spacious entrance hall with a grey carpeted stairway to the upper accommodation as well as access to the spacious lounge, it is apparent that the current owner has meticulously looked after this family home, which is fit for today's modern living. This bright and airy lounge is flooded with natural light from the large window to the front of the home.

THE KITCHEN



The spacious kitchen has a tiled floor and quality marble effect worksurface over professionally fitted modern floor and wall mounted units. It comes complete with a built-in hob and double oven with free-standing fridge-freezer and washing machine. From the kitchen we enter a stunning sunroom which is a wonderful extension to this family home, providing views over the rear garden and beyond. Patio doors lead to the rear garden. Also on this level, we find a modern family bathroom in contemporary colours and in addition to the modern white suite we have a separate glass shower cubicle with a quality Mira shower.

THE SUN ROOM



THE BATHROOM



On the upper level, you will find three well-appointed bedrooms, all of which offer a range of furniture configurations and space for additional free-standing furniture, with the master boasting ample built-in wardrobes.

BEDROOM 1



BEDROOM 2



BEDROOM 3

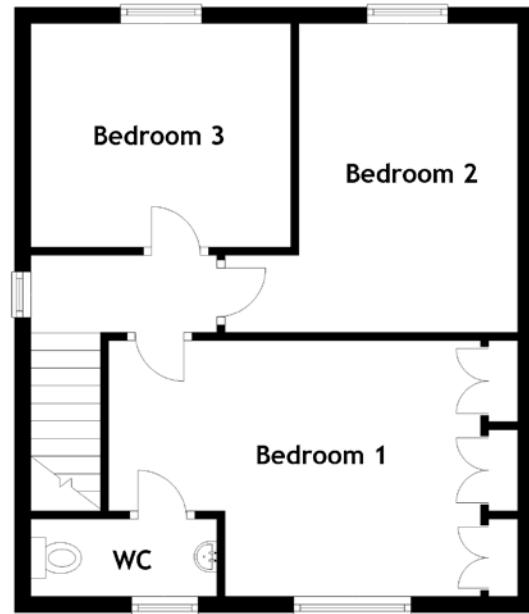
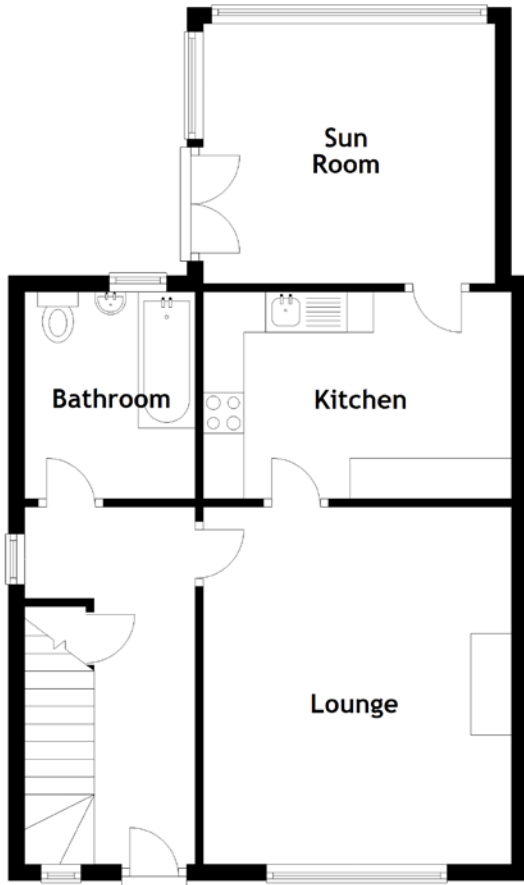


Externally, you will notice the house has been designed for ease of maintenance. A generous driveway to the front and side of the property provides off-road parking for two vehicles as well as a large garage with lights. This is an ideal space for any DIY enthusiast to work on their designs. Great care and attention have been paid to the layout in the private rear garden. This garden is popular in the summer months when entertaining guests and getting the barbecue started. The high specifications of this family home also include double glazing and oil-fired central heating for additional comfort. This spacious family home is sure to appeal to many a discerning buyer looking for that quiet life. Early viewing is therefore strongly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 2.55m (8'4")
Sun Room	3.60m (11'10") x 3.20m (10'6")
Bathroom	2.55m (8'4") x 2.10m (6'11")
Bedroom 1	4.60m (15'1") x 3.15m (10'4")
WC	2.15m (7'1") x 0.95m (3'2")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")

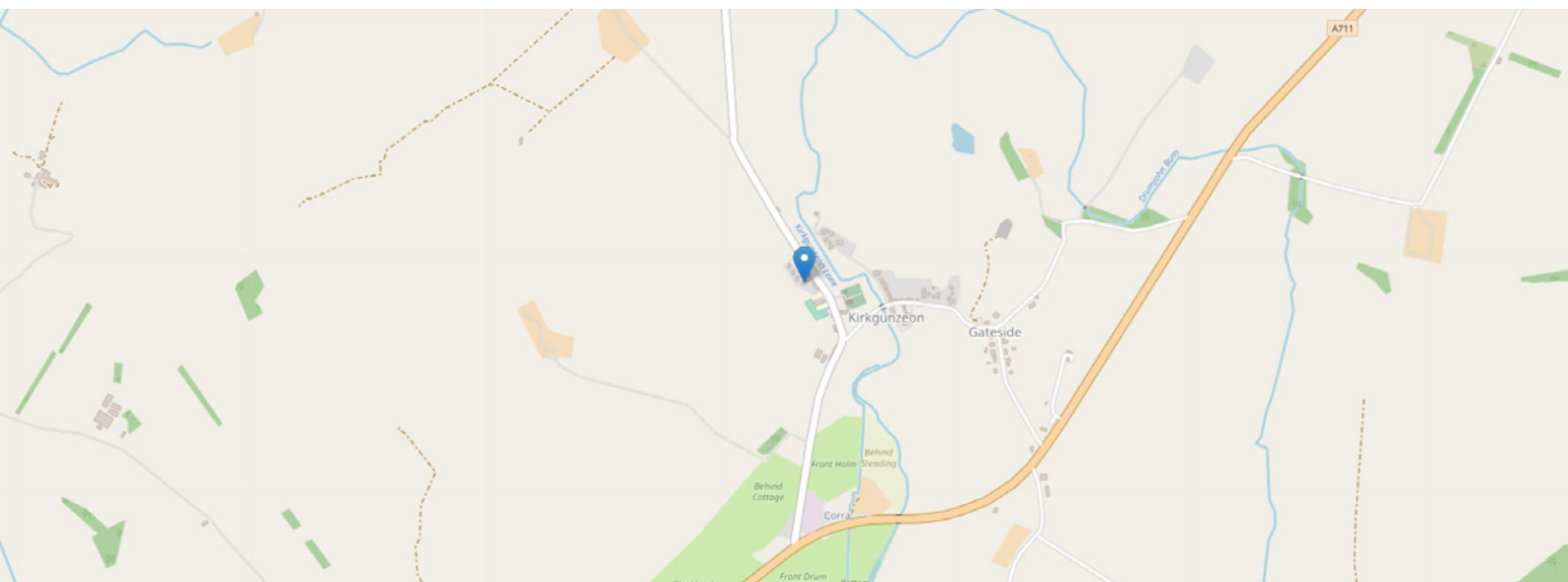
Bedroom 3

3.20m (10'6") x 2.75m (9')

Gross internal floor area (m²): 96m²
EPC Rating: E

Buyer's Premium Value: £2000.00

Extras (Included in the sale): Some white goods are included in the price.



THE LOCATION

Kirkgunzean is a village and a civil parish in Dumfries and Galloway, south west Scotland. The village is 10.4 miles (16.7 km) south west of Dumfries and 4.1 miles (6.6 km) north east of Dalbeattie.





The civil parish is in the former county of Kirkcudbrightshire and is bounded by the parishes Lochrutton to the north, Urr to the west, Colvend and Southwick to the south and New Abbey to the east. Education is served by the local primary school next door and an hourly bus service provides access to the surrounding areas. This peaceful rural location is ideal for those seeking a quiet and peaceful life in the most beautiful surroundings.



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