



16 Deacon Road, Kirkcudbright, DG6 4LJ

Guide Price £115,000



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Situated in the historic harbour town of Kirkcudbright this spacious two bedroom property has the advantage of modern accommodation with two reception rooms. This property is within walking distance of the town centre with easy access to all shops, restaurants, primary and secondary schools and health centre.

### ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, Conservatory, Shower Room, 2 Double Bedrooms, Bathroom. Garden to the rear.

### ENTRANCE HALL

UPVC door to the front with opaque glazed panel and opaque side light with curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Door to shelved under stair cupboard. Cupboard housing fuse box and meters. Fitted carpet.

### SITTING ROOM (15'3" X 12'2" OR 4.6M X 3.7M)

Two windows to the front with curtain poles and curtains. Coving. Ceiling light with rose. Television and telephone points. Electric fire set on marble effect hearth and mantle. Central heating radiator with thermostat controls. Fitted carpet.

### KITCHEN (13'3" X 6'11" OR 4M X 2.1M)

Two ceiling lights. Coving. Fitted base and wall units. Space and plumbing for washing machine, fridge and freezer. Slot in gas cooker. Stainless steel sink and drainer. Tiled splashback. Extractor fan. Tiled flooring.



### CONSERVATORY (11'2" X 10'3" OR 3.4M X 3.1M)

Double patio doors to the side. Windows to sides and rear, all with vertical blinds. Poly carbonate roof. Three wall lights. Central heating radiator with thermostat controls. Tiled flooring.



### SHOWER ROOM (4'11" X 7' OR 4.5M X 2.1M)

Opaque window to the rear with roller blind. Coving. Ceiling light. W.C. Wash basin. Shower enclosure with electric 'Triton' shower. Tiled splashback. Central heating radiator with thermostat controls. Laminate flooring.

From the Hall carpeted staircase to the Landing.

### LANDING

Ceiling light. Coving. Access hatch to storage loft. Fitted carpet.

### BEDROOM 1 (15'2" X 10'3" OR 4.6M X 3.1M)

Window to the front with curtain pole and curtains. Coving. Ceiling light. Television point. Two built in wardrobes, one with shelves and the other with hanging rail and shelf. Built in storage cupboard housing central heating 'Ideal' combi boiler. Fitted carpet.



### BEDROOM 2 (9'9" X 11'9" OR 2.9M X 3.6M)

Window to the rear with curtain pole and curtains. Coving. Ceiling light. Television point. Built in wardrobe with hanging rail and shelf. Central heating radiator with thermostat controls. Fitted carpet.

### BATHROOM (6'6" X 5'5" OR 1.9M X 1.6M)

Opaque glazed window to the rear. Ceiling light. Bath with electric 'Triton' shower over and screen. Tiled splashback. W.C. Wash basin set in fitted bathroom units. Central heating radiator with thermostat controls. Tile effect flooring.



## OUTSIDE

Gravel garden to the rear with patio area and garden shed.

## NOTES

This property has ample supply of power points, full double glazing and full central heating. All fixed floor coverings and window dressings are included in the sale. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band C. Council Tax Band B.

## ENTRY

By negotiation.

## DIRECTIONS

Entering Kirkcudbright on the A711 continue through the town and turn right onto Castledykes Road. Turn left onto Deacon Road and then left again. Number 16 is on the left hand side.

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