

9 Carsons Knowe

NEW GALLOWAY, KIRKCUDBRIGHT, DUMFRIES AND GALLOWAY, DG7 3RY



Immaculately presented one-bedroom link detached bungalow, set in a charming village with real community spirit



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Peacefully settled within the picturesque village of New Galloway is this immaculately presented one-bedroom link detached bungalow, which has been carefully maintained to a high standard throughout. Offering excellent-sized living space, a modern dining kitchen and a stylish shower room with delightful gardens, this property would appeal to first-time buyers and also the retirement market.

THE LOUNGE



The accommodation comprises; a welcoming entrance laid with smart wood laminate flooring that runs to the lounge and kitchen. This contains a recess area for hanging coats and storage.

Incorporating a lovely open plan concept, this flows naturally to the bright and inviting lounge highlighted by dual windows to the front aspect. The cosy multi-fuel burner provided, invites you to sit back with family.

THE KITCHEN



Following onto the well-appointed kitchen fitted with a selection of matte white wall and base units with contrasting oak worktops and a Belfast sink aside from the rear window viewpoint. This benefits from an integrated double oven, induction hob, hood, fridge, two freezers, dishwasher and washer/dryer. Therein lies space for a dining table and chairs and rear door access.





The neutrally decorated double bedroom is laid with fitted carpet and offers excellent space for bedroom furnishings.

The chic family shower room is beautifully tiled and fitted with 3 piece suite consisting of a double shower enclosure with a mains-fed shower, WC and a modern vanity unit with an inset sink and storage underneath.

THE SHOWER ROOM



THE BEDROOM

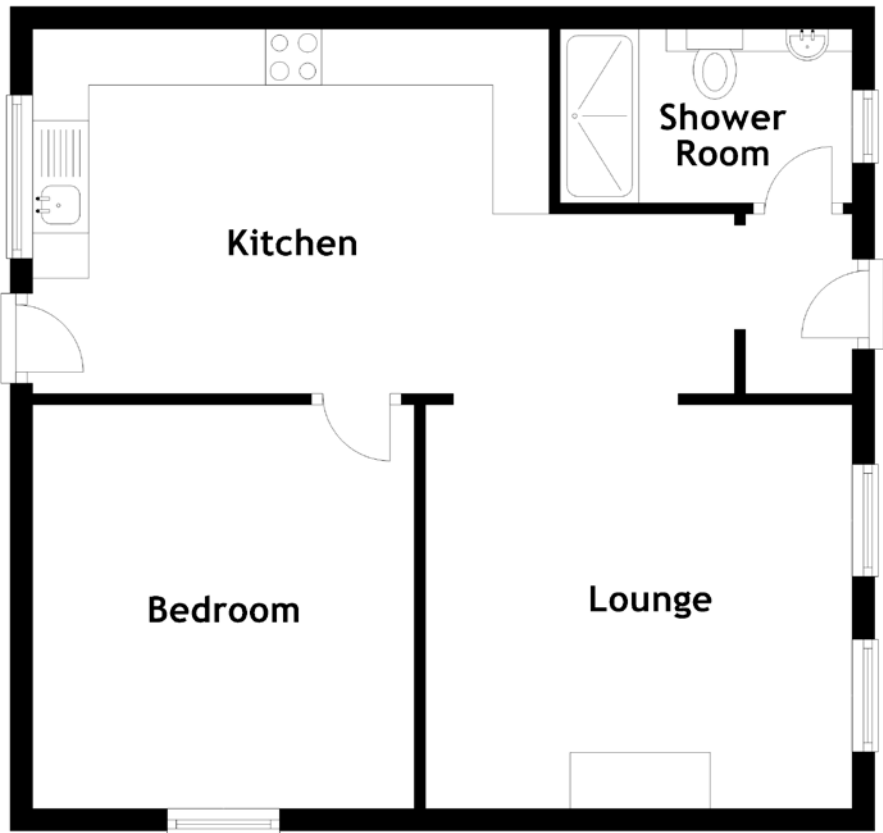


Externally there are charming yet low-maintenance gardens to the front and side of the home enhanced by a pebbled decked area, wood shed and a handy outside tap. To the rear is a neat section housing useful bin storage and access to the residents' parking area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Shower Room
Kitchen

2.60m (8'6") x 1.55m (5'1")
6.25m (20'6") x 3.25m (10'8")

Bedroom
Lounge

3.60m (11'10") x 3.40m (11'2")
3.80m (12'6") x 3.60m (11'10")

Gross internal floor area (m²): 50m²
EPC Rating: F



THE LOCATION

New Galloway is an idyllic village in the historical county of Kirkcudbrightshire, situated close to Loch Ken and on the edge of Galloway Forest Park.





Claiming the title of the smallest royal burgh in Scotland, there are many local amenities and eateries within the attractive high street forming a popular spot and the nearby ruins of Kenmure Castle. This provides a good base for leisure activities around Loch Ken and in Galloway Forest Park, including fishing, golf and watersports.



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