



Bramble Cottage St. David Street, Kirkpatrick Durham, Castle Douglas,



YOUR MOVE





Bramble Cottage St.  
David Street, Kirkpatrick  
Durham, Castle Douglas,  
Kirkcudbrightshire

**Offers in the region of  
£200,000**



**Traditional Built Cottage**  
For full EPC please contact the branch

### Property Description

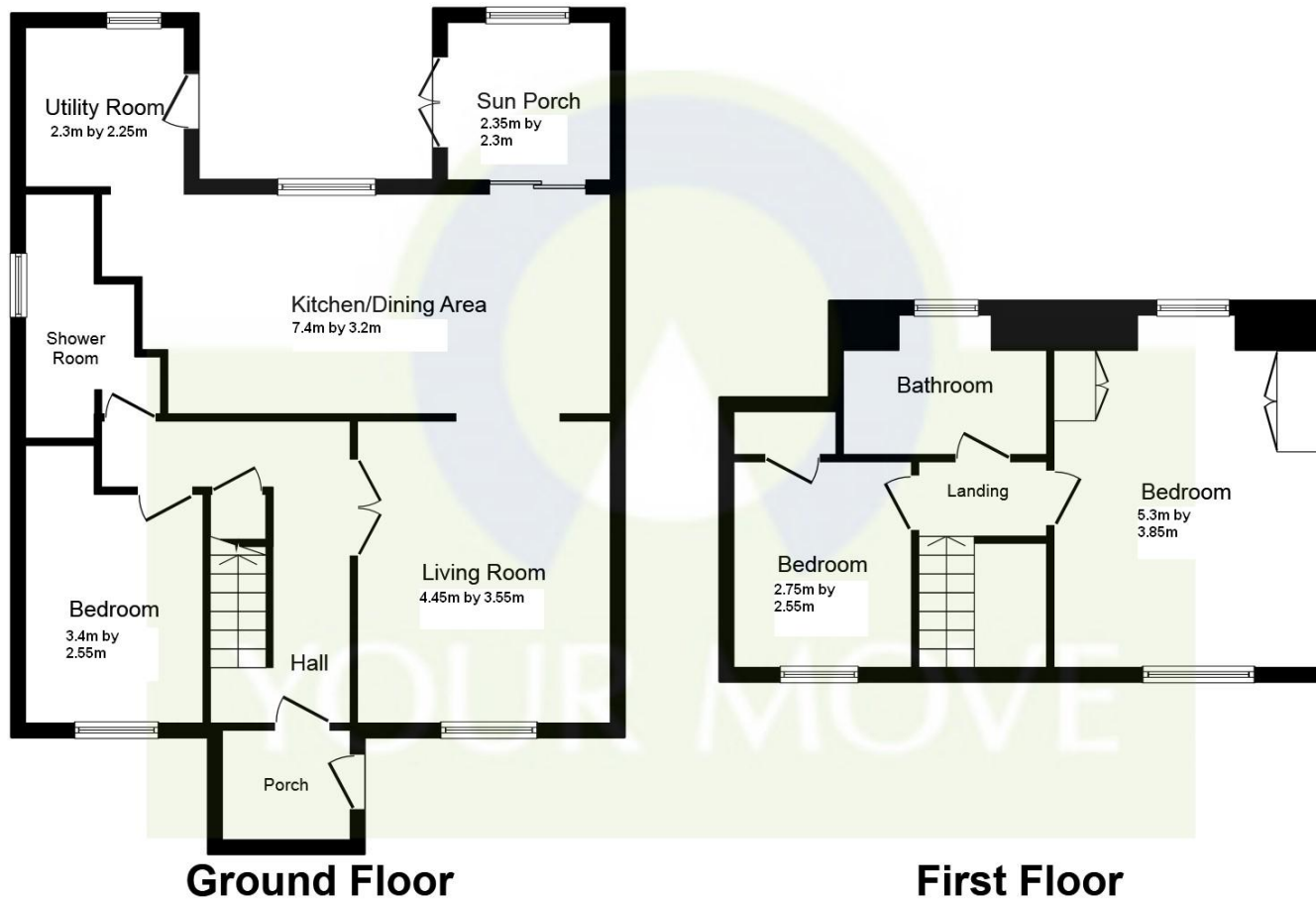
We are delighted to offer to the market this stunning architect designed home. This modern traditional built detached family home offers wonderful flexible living throughout. The generous accommodation comprises: entrance vestibule to entrance hall, living room, large open plan kitchen/dining room, utility, sun room, bedroom one and shower room WC all to ground floor. On the first floor there are two double bedrooms and family bathroom WC. Externally there is a large private enclosed garden to the rear with a detached garage to the bottom of the garden. Parking is available to the side for approximately two cars. EPC Rating = Band C.

### Our View

Set within a picturesque village and ideally located, this is a special opportunity not to be missed. This home is ideal for families, couples, investors or as a holiday home. To truly appreciate the quality on offer, viewing is a must!!

### Location

Kirkpatrick Durham is a small conservation village in the Galloway region. Ideally located 6 Miles North of Castle Douglas and 12 miles West of Dumfries and within easy access of the A75 link, a prime location close to all local amenities. The local area is widely known for its excellent walks, shooting, fishing and golfing all close by.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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