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**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

AN IMPRESSIVE THREE/FOUR BEDROOM DETACHED RESIDENCE WITH SEA VIEWS  
AND BEING CONVENIENT FOR TOWN AND ALL AMENITIES

**BURLEIGH, 210 SKINBURNNESS ROAD, SILLOTH, WIGTON CA7 4QS**



**£235,000 REGION**

WELL PRESENTED ACCOMMODATION CONSISTING OF HALL, LOUNGE/DINING ROOM, KITCHEN, CONSERVATORY, DOWNSTAIRS BEDROOM/ADDITIONAL RECEPTION ROOM, BATHROOM AND THREE GOOD BEDROOMS UPSTAIRS. GAS FIRED CENTRAL HEATING IS PROVIDED AND DOUBLE GLAZED WINDOWS. CARPORT AND AMPLE PARKING AREA/HARDSTANDING FOR SEVERAL VEHICLES. LAWNED GARDENS WITH BORDERS TO BOTH FRONT AND REAR, FLAGGED REAR PATIO WITH GREENHOUSE.

FITTED CARPETS, BLINDS AND KITCHEN APPLIANCES AS DESCRIBED ARE INCLUDED IN THE SALE.

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**ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641**

## ACCOMMODATION

### Ground floor:

#### Hall:

UPVC external door with floral motif.  
Distinctive open riser staircase and attractive panelled doors.



#### Kitchen: (18'2" x 9' approx.)

A pleasant room with rural outlook across fields to the northern fells. Fitted wall and floor units incorporating worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Built in store cupboard. Kenwood cooker, hob unit and fan.



#### Lounge/Dining Room: (27' x 11'2" approx)

An impressive area which is light and most appealing. Coved ceiling and light fittings are included. A noteworthy feature is the Baxi Bermuda gas fire with coal effect surround and overmantel. Double doors to the conservatory.



#### Conservatory: (11' x 10' approx.)

A charming room with outlook to rear garden and beyond.

#### Bathroom: (11'5" x 8'2" approx.)

Tiled walls and suite consisting of bath, pedestal washhandbasin and W.C. Mira Sport shower in tiled cubicle. Spotlighting. Built in shelved linen cupboard.



#### Downstairs Bedroom/Additional Reception

#### Room: (11'6" Max. x 8'11" approx.)

With views over the Solway Firth.

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### IMPORTANT NOTICE

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