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WILLIAMSON
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1804

26 ST MARY STREET

KIRKCUDBRIGHT, DG6 4DN

No. 26 is centrally located in the heart of Kirkcudbright with its own private front door entrance onto St Mary Street this surprisingly spacious property offers well-proportioned and flexible accommodation throughout and would suit a number of different purchasers.



Accommodation:

Ground Floor:

Hallway

First Floor:

Bathroom
Bedroom
Sitting Room
Dining Room
Kitchen

Attic Floor:

2 Bedrooms



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Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants, whilst offering a wide range of facilities, including its own golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Accessed through a solid wooden front door from St Mary Street into:-

ENTRANCE HALLWAY **2.44m x 1.09m (8' x 3'6")**
(lengthens to 3.99m x 1.35m)

Carpeted entrance hallway with carpeted staircase leading to first floor level. Wooden cupboard housing electric meter.

FIRST FLOOR LANDING

Doorways opening off to main living accommodation; bedroom and bathroom

BATHROOM **3.21m x 0.89m (10'6" x 2'11")**

Suite of white w.c., wash-hand basin and bath with electric Mira shower above. UPVC window to rear. Tiled splash-back. Slimline radiator.

BEDROOM 1 **3.74m x 2.60m (12'3" x 8'6")**

UPVC double glazed window to front. Built-in cupboard with shelving. Ceiling cornicing. Radiator with thermostatic valve.

SITTING ROOM **3.71m x 3.98m (12'2" x 13')**
(lengthening to 4.08m)

This front facing sitting benefits from natural light from the large window overlooking St Mary Street. Shelved alcove with deep shelves. Ceiling cornicing. Radiator with thermostatic valve. Smoke alarm.

DINING ROOM **4m x 3.24m (13'1" x 10'7")**
(narrowing to 2.09m)

Shelved cupboard with wooden glazed door. Radiator with thermostatic valve. Ceiling cornicing. UPVC double glazed window to rear with deep sill. Picture rail. Ceiling light. Opens into:-

KITCHEN **3.29m x 2.10m (10'9" x 6'10")**

Fitted kitchen with Formica work surface. Stainless steel sink with mixer tap. Large uPVC picture window to rear. Radiator with thermostatic valve. Partially coombed ceiling. Worcester gas boiler. Heat sensor.

ATTIC FLOOR

Carpeted staircase leading from first floor to Attic Level landing with built in storage cupboards. Smoke alarm. Doors leading to :-

BEDROOM 2 **7.88m x 3.44m (25'10" x 11'3")**
(into windows)

This room has an abundance of natural light with windows to the rear with deep sill underneath. And further window to the front overlooking St Mary Street with window seat beneath. . Radiator with thermostatic valve.

BEDROOM 3 **3.91m x 4.13m (12'9" x 13'6")**
(into window which shortens to 2.07m under eaves)

Window to front with curtain track above Ceiling light. Radiator with thermostatic valve. Fitted carpet.

Outdoor area (fenced at rear right). Also side door to shared close, leading to outdoor area.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

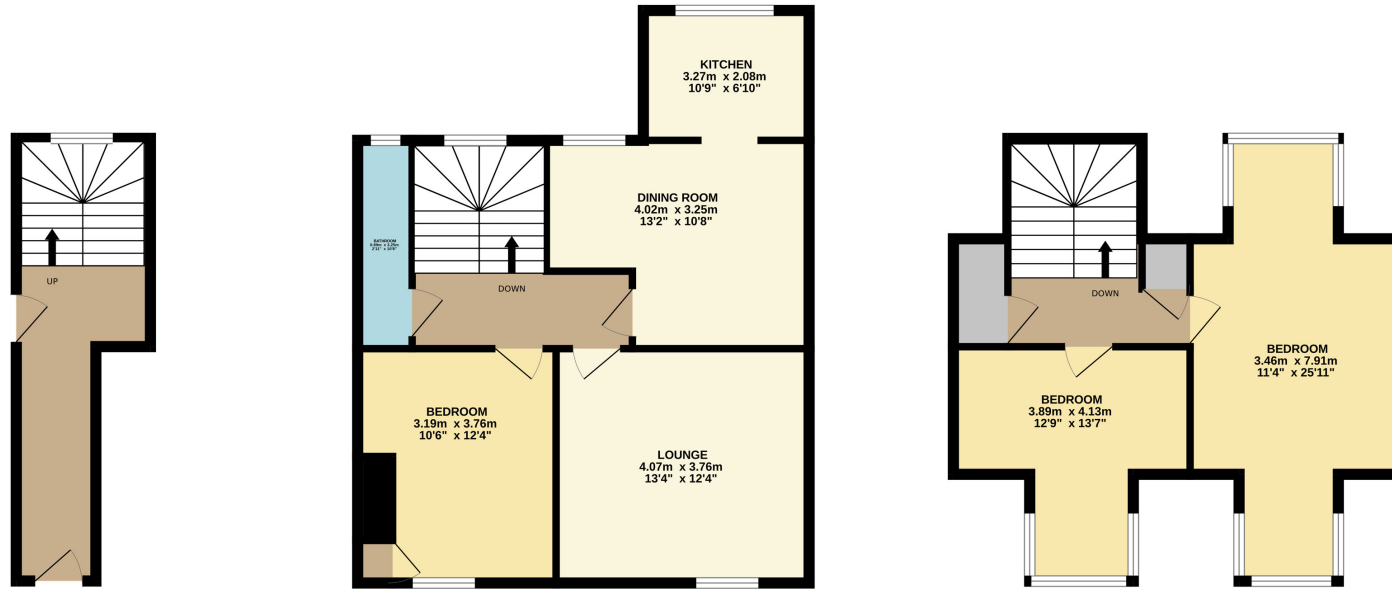
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/HAIN01-07



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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