



WILLIAMSON
& HENRY
Solicitors & Estate Agents



MID FLAT, GARDENSEND,

2 TANPITS LANE, KIRKCUDBRIGHT, DG6 4LG

Well presented, one bedroom First floor flat with large rear garden located in a much sought after area of Kirkcudbright with attractive views across roof tops to the front and gardens to the rear.



Accommodation:

Sitting Room

Kitchen

Double Bedroom

Office Area

Bathroom

Garden. Partial DG.

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Two Tanpits Lane is well presented, bright and spacious one bedroom flat conveniently located close to the town centre and within easy walking distance of all local amenities. The property has a bright and spacious sitting room and good sized double bedroom with en-suite bathroom along with kitchen and study/office.

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

Entered via wooden door from garden into shared entrance hallway and stairwell with ceiling light leading up to First floor. Entered through solid wooden door into:-

SITTING ROOM **4.35m x 3.53m**

Good sized bright, spacious sitting room with ample room for dining table and chairs. This well presented room has ample natural light from two large sash and case windows to the front onto Castle Street with roller blinds above. Electric radiator. Feature fireplace with flame-effect electric fire. Two recessed alcoves with shelving and doors. Fitted carpet. Doors opening off to kitchen and double bedroom. Wall light. TV aerial point.

KITCHEN **1.40m x 2.35m**

Compact kitchen area with ceramic tiled floor. Stainless steel sink with tap above. Fitted kitchen units with laminate work surfaces. Door opening into:-

OFFICE AREA **1.80m x 2.35m**

Used as a guest bedroom by the current owners. UPVC double glazed window to rear. Built-in cupboard. Floating wall shelves. Subject to appropriate Planning Consents, it may be possible to increase the size of the kitchen area by utilising this space. Fitted carpet

DOUBLE BEDROOM **3.32m x 3.69m**

Good sized double bedroom with large sash and case window to front with curtain pole and curtains above. Roller blind. Fitted carpet. Built-in cupboard with shelving. Ceiling light. Electric wall heater. Door opening into:-

EN-SUITE BATHROOM **1.70m x 2.28m**

Good sized en-suite bathroom with suite of white wash-hand basin inset into vanity unit. White bath with electric Mira shower above. White W.C. Tiled splash-backs. Tile-effect vinyl flooring. Wooden window to rear with roller blind above and deep sill beneath. Shaver light.

All furniture is available for sale by separate negotiation.

OUTSIDE

Approximately half of the large garden at the rear of the flats (the half closest to the building) is exclusively owned by this property and is subject to a right of access in favour of the proprietors of the upper flat. The area of garden furthest from the flats is owned by the upper flat. In practice, the whole garden has tended to be shared by both flats.

The rear garden is mainly laid to lawn bordered by flower beds with mature shrubs.

DIRECTIONS – HOW TO GET THERE

The flat is accessed from Tanpits Lane, along Town walls Close and through the gate to Gardens end.

BURDENS

The Council Tax Band relating to this property is a band A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F

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. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

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/SALMA01-01

GROUND FLOOR
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 46.3 sq.m. (498 sq.ft.) approx.
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
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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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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