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WILLIAMSON
& HENRY
Solicitors & Estate Agents



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BORNE
REAL DIRECTORS
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47 CASTLE STREET

KIRKCUDBRIGHT, DG6 4JD

Spacious mid terraced traditional townhouse located in the heart of Kirkcudbright historic Castle Street a short distance away from all local amenities



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Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Dining Kitchen

First Floor:

Landing with Laundry
Cupboard
Double Bedroom 1
Double Bedroom 2 / Lounge
Double Bedroom 3
Shower Room

Attic:

Landing
Bathroom
Master Bedroom

Cellar/Basement:

2 Storage areas

Outside:
Courtyard



Bright and spacious traditional terrace townhouse providing light and airy flexible accommodation throughout which is sure to suit a number of different buyers.

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 from Castle Street through wooden glazed door with glazed window above into:-

RECEPTION HALLWAY 1.33m x 5.04m

Bright, spacious reception hallway with ceramic tiled floor. Radiator with thermostatic valve. Wooden cupboard housing RCD fusebox and electric meter. Central heating controller. Ceiling light. Smoke alarm. Dado rail. Doorways opening into both the sitting room and kitchen / diner. Door leading down to cellar/basement level. Carpeted staircase with painted handrail leading to first floor level.

SITTING ROOM 4.94m x 3.54m

Spacious front facing sitting room with feature open fireplace with marble hearth and surround and painted wooden mantle above. Recessed shelved alcove to side. Ample natural daylight is provided by 2 wooden sash and case windows to front with deep sill beneath, curtain pole and curtains above. Dado rail. Radiator with thermostatic valve. Ornate ceiling cornice and ceiling rose. Ceiling light. Wood effect laminate flooring. Archway opening into:-

DINING KITCHEN 4.43m x 3.28m

Accessible from both the main reception hallway and sitting room.

Good range of fitted shaker style kitchen units with Butcher block work surfaces. Stainless steel sink with mixer tap above. Bosch integrated electric oven and Hotpoint 4 burner gas hob with stainless steel chimney extractor hood above. Tiled splash backs. Radiator with thermostatic valve.

Feature Inglenook fireplace with cast iron inset wood burning stove set on tiled hearth. Built-in cupboards with shelving providing useful additional storage at either side. Recessed LED ceiling spotlights. Smoke alarm. Wooden glazed door leading out to courtyard garden with curtain pole and curtains above. Ceramic tiled floor

Carpeted staircase leading to first floor level with wooden sash and case window, with curtain pole and curtains, overlooking the rear courtyard and providing additional natural light to the staircase and reception hallway.

First Floor Accommodation

LANDING 3.39m x 1.01m

Radiator with thermostatic valve. Ceiling light. Smoke alarm. Fitted carpet. Doors leading off to all first floor rooms.

LAUNDRY CUPBOARD

Large walk in laundry cupboard with tile effect vinyl flooring and RCD consumer unit. Viesmann gas fired boiler. Plumbing for washing machine and space for tumble dryer. Built-in shelving and coat hooks.

DOUBLE BEDROOM 1 3.75m x 2.77m widening to 3.16m

Bright, spacious front facing double bedroom. Sash and case window looking onto Castle Street with roller blind, curtain pole and curtains. Built in cupboard with shelving. Original feature fireplace with painted mantle and tiled surround. Built in wall cupboards. Radiator with thermostatic valve. Dado rail. Ceiling cornice. Ceiling spotlight. Ceiling rose. Original varnished floorboards.

DOUBLE BEDROOM 2 / LOUNGE 4.19m x 4.02m

Bright spacious room with large sash and case window looking onto Castle Street with curtain pole and curtains. Currently used as a second reception room this could also be used as another bedroom if required. Feature fireplace with marble hearth inset living flame effect gas fire and tiled surround with wooden mantle

above. Shelved recessed alcove with cupboard beneath. TV aerial point. Ornate ceiling cornice and ceiling rose. Ceiling light. Smoke alarm. Carbon monoxide detector. Dado rail. Radiator with thermostatic valve. Fitted carpet.

DOUBLE BEDROOM 3 3.22m x 2.67m

Good size double bedroom with ample natural daylight from wooden sash and case window to rear enjoying a pleasant outlook over the garden. Deep sill and shelving beneath. Built-in cupboards with hanging rail and shelving providing useful additional storage. Radiator with thermostatic valve. Ceiling cornice. Ceiling light. Fitted carpet.

SHOWER ROOM 1.68m x 2.08m

Modern shower room with large corner shower with mains shower above and respatex style wall paneling. Suite of white wash hand basin and W.C. Fitted mirror. Fitted mirror. Recessed LED ceiling spotlights. Obscure glazed sash and case window to rear with curtain pole. Picture rail. Extractor fan. Radiator with thermostatic valve. Built-in wall cabinet. Stripped varnished floorboards.

Carpeted staircase with wooden painted handrail and banister from first floor level continues up to attic level with partially coombed ceiling and exposed stone wall.

Attic Accommodation

LANDING 2.07m x 0.94m

Recessed LED ceiling spotlights. Smoke alarm. Doors opening off to further bedroom, bathroom and large walk in wardrobe. Velux window to rear. Fitted carpet.

BATHROOM 2.84m x 2.52m

Spacious bathroom with roll top bath, mixer tap and shower attachment. Suite of white wash hand basin and W.C. Wood paneling to waist height. Radiator with thermostatic valve. Built-in vanity unit with wooden work surface providing useful additional storage. Partially coombed ceiling. Velux window to front overlooking rooftops to the hills beyond. 2 Loft access hatches. Recessed LED ceiling spotlight. Original varnished floorboards.



MASTER BEDROOM 4.46m x 6.04m under eaves narrowing to 4.29m
Bright and spacious master with an abundance of natural light from the large bay dormer window overlooking the gardens to the rear. Built in cupboards with shelving providing useful additional storage. Radiator with thermostatic valve. Partially coombed ceiling. Recessed LED ceiling spotlights. Fitted carpet.

Steps lead down from main reception hallway into:-

CELLAR / BASEMENT

Coat hooks. Cobbled basement area with ceiling light. Exposed stone wall.

Store room 1 4.80m x 1.20m

Exposed stone wall. Ceiling light. Cobbled concrete floor.

Store room 2 4.96m x 3.82m

Exposed stone wall. Ceiling light. Cobbled concrete floor.

OUTSIDE

Easily maintained courtyard garden with paved patio. Exposed stone wall. Variety of mature shrubs and climbers providing an ideal spot for alfresco dining and enjoying the sun.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

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.

MISCELLANEOUS

Please note that the fireplace in the ground floor sitting room is currently not in use and the living flame effect fire on the first floor double bedroom 2/lounge is currently disconnected.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

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/LNM/GREED02-01



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
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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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