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WILLIAMSON  
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Solicitors & Estate Agents



# 40 CASTLE STREET

KIRKCUDBRIGHT, DG6 4JD

First and second floor maisonette within the heart of Kirkcudbright's historic High Street. Ideally suited as a lock and leave holiday home, buy to let or a first time buyer property which is convenient for all local amenities.



#### Accommodation:

##### Ground Floor:

Entrance Hallway

##### First Floor:

Landing  
Kitchen  
Sitting Room  
Bathroom  
Bedroom 1

##### Second Floor:

Bedroom 2  
Utility Room



40 Castle Street is a very pleasant, well-proportioned maisonette conveniently located a short walk away from all local amenities. Its location, the first and second floor affords the property a good degree of privacy and is peaceful with each of the main windows being double or secondary glazed. The property offers surprisingly spacious bright accommodation throughout.

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 into:-

### ENTRANCE HALLWAY **2.85m x 1.26m**

Door opening from Castle Street into ground floor level. Tile effect vinyl flooring. Wood paneling to chest height. Coat hooks. Wall lights. Carpeted staircase with wooden handrail and bannister leading to first floor landing. Ceiling light.

### First Floor Accommodation

#### LANDING

Surprisingly light first floor landing. Doorways opening off to kitchen, sitting room, bedrooms and bathroom. Radiator. Central heating controller. Ceiling light. Fitted Carpet.

### KITCHEN **2.47m x 1.91m**

Good range of fitted kitchen units with laminate work surfaces. Tiled splash backs. Electric integrated hob. Electric Lamona integrated oven. Stainless steel chimney style extractor hood above. Stainless steel sink with mixer tap above and drainer to side. Under counter fridge. uPVC double glazed window with roller blind above. Fluorescent strip light. Tile effect vinyl flooring.

### SITTING ROOM **4.92m x 4.36m**

Light and airy reception room. With feature Fyfestone fireplace with open fire and tiled hearth. Wooden mantle above. Sash and case windows to front with secondary glazing. Curtain track and curtains above. Radiator. TV aerial point. Ceiling light.

### BATHROOM **4.62m x 2.70m**

Spacious family bathroom. Vinyl anti slip flooring. Large cupboard providing useful additional storage with built in shelving. Suite of white wash hand basin, W.C. and bath. Tiled splash backs. Large corner shower cubicle with mains shower above. uPVC obscure glazed window to rear. Cupboard housing Ideal gas combi boiler. Ceiling light.

### BEDROOM 1 **3.63m x 4.00m**

2 double glazed windows to rear with painted wide wooden window shelves. Alcove with built in vanity unit with inset wash hand basin and towel rail. Access hatch to loft. Ceiling light.

Carpeted staircase with painted wooden handrail and banister leading up to second floor level.

### Second Floor Landing

Velux window to rear provides additional natural light. Radiator. Smoke alarm. Fitted Carpet.

### BEDROOM 2 **4.95m x 4.26m**

Spacious double bedroom with ample natural light from Sash and case dormer window to front with secondary glazing. Curtain track and curtains. Built in cupboard with shelving and hanging rails. Partially coombed ceiling. Ceiling light. Fitted carpet.

### UTILITY ROOM **2.15m x 2.03m**

Vinyl flooring. Built in shelving. Space for freestanding fridge freezer. Plumbing for washing machine. Partially coombed ceiling. Sky light to front.

### BURDENS

The Council Tax Band relating to this property is C.

### 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.

### 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."

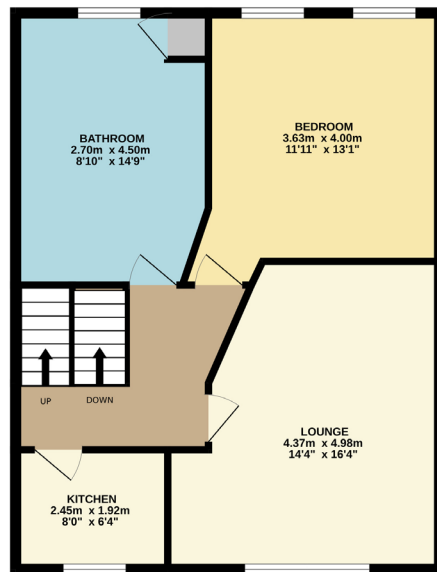
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

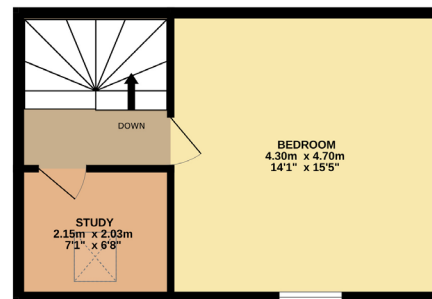
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/TRUNL01-01

GROUND FLOOR



1ST FLOOR



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 is made as to their condition or operation.

**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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