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Estate Agents



51 ST CUTHBERT STREET

KIRKCUDBRIGHT, DG6 4DX

Well-presented spacious mid-terraced townhouse located in central location convenient for all local amenities.



Accommodation:

Ground Floor:

Entrance Hallway
Cloakroom
Open Plan Sitting Room/Dining Room
Kitchen

Half Landing:

Large built in cupboard/laundry area
Shower Room

First Floor:

2 Double Bedrooms

Attic Floor:

Double Bedroom
Office/Box Room

Outside:

Garden

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51 St Cuthbert Street is a well presented traditional stone built town house providing well-proportioned bright accommodation throughout with an easily maintained rear garden.

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 St Cuthbert Street through uPVC obscure glazed door into –

ENTRANCE HALLWAY

Bright entrance hallway with fitted carpet. Radiator with thermostatic valve. Dado rail on one wall. Ceiling cornicing. Ceiling light. Fuse box and electric meter. Coat hooks. Door leading off to cloakroom and sitting room. Carpeted staircase leading to first floor level.

CLOAKROOM

Handily located ground floor cloakroom with white WC with inset wash basin above cistern. Fixed bathroom mirror. Chrome period towel rail. Tile effect flooring. Tiled to waist height. Built in shelving. Extractor fan.

OPEN PLAN SITTING ROOM/DINING ROOM

Bright spacious reception area currently set up as a sitting room to front and dining area to rear.

Sitting Room area - 3.85m x 3.18m

This generous reception area has an abundance of natural light from large front facing uPVC double glazed window with curtain pole and curtains above. Wood effect laminate flooring. Dado rail to waist height. Radiator with thermostatic valve. Feature open fireplace with marble surround and hearth. Recessed shelved alcove to side. Opens into:-

Dining Room area – 3.22m x 3.09m

Two recessed alcoves, one with built in shelving and cupboard beneath. Radiator with thermostatic valve. Wood effect laminate flooring. uPVC double glazed window to rear overlooking the garden. 15 pane glazed door leading to kitchen.

KITCHEN

2.95m x 2.67m

Contemporary high gloss fitted kitchen in grey with laminate work surfaces and Respatex style splash backs. Stainless steel one and a half bowl sink with mixer tap above and drainer to side. Freestanding electric cooker with extractor above. Bosch dishwasher. Freestanding Kenwood fridge-freezer. Three ceiling spot lights. Smoke alarm. uPVC double glazed picture window to rear overlooking garden. Doorway opening into walk in pantry cupboard with tiled walls and built in shelving. uPVC obscure glazed door giving access to rear garden. .

Carpeted staircase with wooden painted handrail and banister leading to first floor level and half landing.

HALF LANDING

Large built in cupboard with double doors to side and recessed alcove housing washing machine and tumble dryer. Wooden door leading into shower room.

SHOWER ROOM

Modern shower with contemporary wash hand basin inset to high gloss vanity unit providing useful additional storage. Mixer tap. White WC. Large walk in shower cubicle with Respatex style wall panelling. White Respatex tongue and groove panelling to ceiling with recessed LED ceiling spot lights. uPVC obscure glazed window to rear with roller blind above. Slate effect tiled flooring.

FIRST FLOOR LANDING

Fitted carpet. Radiator with thermostatic valve. Ceiling light. Doors opening up to two double bedrooms.



MASTER BEDROOM

5.11m x 3.36m

Bright spacious master bedroom with an abundance of natural light from two large uPVC double glazed windows to front with curtain pole and curtains above. Ceiling cornicing. Radiator with thermostatic valve. Built in cupboard. Fitted carpet.

DOUBLE BEDROOM 2

3.14m x 3.11m

Bright spacious rear facing double bedroom. Fitted carpet. Radiator with thermostatic valve. uPVC double glazed tilt and turn window with curtain pole above. Built in cupboard.

Carpeted staircase leading to attic level:

ATTIC LANDING

Fitted carpet. Ceiling light. Loft access hatch. Velux window over stairwell.

DOUBLE BEDROOM 3

4.75m x 3.30m

Coombed ceiling. Ceiling light. Fitted carpet. Radiator with thermostatic valve. Under eaves storage cupboard to front and rear. Velux window to front.

OFFICE/BOX ROOM

2.00m x 1.77m

Partially coombed ceiling. Fitted cupboard. Velux window to front. Ceiling light.

OUTSIDE

Delightful fully enclosed private courtyard garden with paved patio, and mature blossoming cherry tree.

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

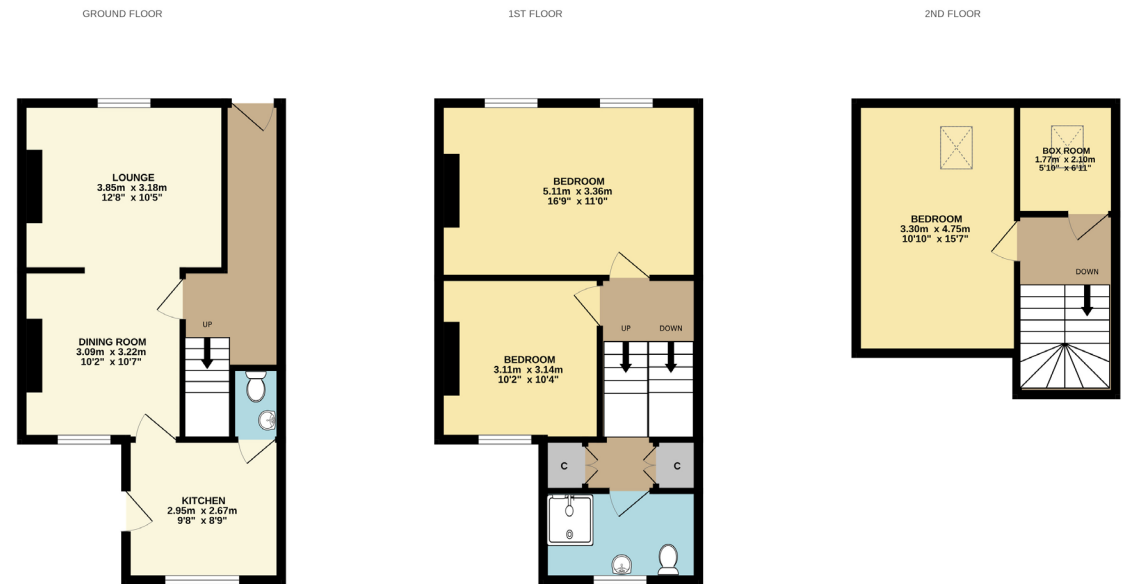
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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).

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/COOPE01-01



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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