



WILLIAMSON
& HENRY
Estate Agents



18 PRINCESS STREET

KIRKCUDBRIGHT, DG6 4LQ

Well-presented one bedroomed mid terraced bungalow in walk in condition.



Accommodation:

Ground Floor:

Kitchen
Sitting Room
Hallway
Bathroom
Double Bedroom

Outside:

Rear communal area and front garden.



Number 18 is a well presented mid terraced one bedroom bungalow in walk in condition. The property benefits from bright spacious rooms and low maintenance garden area to front and rear.

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 through front garden via paved path through uPVC obscure glazed door with roller blind into:-

KITCHEN **2.46m x 3.43m**

Contemporary fitted kitchen with beech effect units and laminate work surfaces and laminate splash backs. Indesit slimline dishwasher. Stainless steel sink with drainer to side and mixer tap above. Hotpoint washing machine. Beko freestanding fridge freezer. Indesit freestanding electric hob with stainless steel splash back. Stainless steel chimney hood above. Radiator. uPVC double glazed picture window to front with vertical blind. Ceiling spotlights. Limed wood effect vinyl flooring. Wooden door leads into:-

SITTING ROOM **4.15m narrowing to 3.69m x 4.47m**

Bright front facing reception room overlooking garden. Honeywell thermostatic heating controller. BT telephone point. 2 uPVC double glazed tilt and turn windows to front with vertical blinds and curtain pole. Ceiling light. Rustic oak effect laminate flooring. Radiator. Wooden door leads into:-

HALLWAY **1.14m x 2.55m**

Rustic oak effect laminate flooring. Radiator. Doors leading off to bathroom, double bedroom and communal rear garden. Large airing cupboard housing Worcester gas fired boiler providing useful additional storage. Coat hooks. Loft access hatch. Smoke alarm. Ceiling light. uPVC double glazed door leading to communal rear garden with curtain pole.

BATHROOM **1.64m x 1.94m**

Suite of white W.C. and white wash hand basin with mixer tap inset into high gloss vanity unit. Fixed bathroom mirror. Kidney shaped bath with mixer tap above and mains shower attachment. Contemporary graphite black heated towel rail. Recessed ceiling spotlights. Limed oak effect vinyl flooring. Obscure uPVC double glazed window to rear with roller blind above. Respatex style wall paneling on all walls.

DOUBLE BEDROOM **3.44m x 3.62m**

Fitted carpet. Large uPVC double glazed tilt and turn window to rear with vertical blinds above, curtain pole and curtains. Two large built in wardrobes with hanging rail and shelving. Ceiling light.

OUTSIDE

The front garden is fully fenced providing a secure private garden area which is mainly laid to gravel for easy maintenance and is interspersed with a number of mature shrubs.

The rear courtyard area for the properties is a spacious garden area which is mainly paved with central lawned area.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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/LNM/MARSL02-02



Floor plan PLACEHOLDER ATM

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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