

W
&
H

WILLIAMSON
& HENRY
Solicitors & Estate Agents



DEESIDE VILLA

68 ST MARY STREET, KIRKCUDBRIGHT, DG6 4EJ

A substantial semi-detached two storey town house located a short level walk away from all local amenities.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

Entrance Vestibule
Hallway
Sitting Room
Dining Room
Sun Room
Kitchen

First Floor:

3 Bedrooms
Ensuite Shower Room
with WC
Bathroom with WC

Attic Floor:

Bedroom



Deeside Villa is a charming semi-detached town house offering well-proportioned flexible accommodation this well positioned home 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 through a solid wooden door from the front garden into:-

ENTRANCE VESTIBULE 1.18m x 1.18

Light entrance vestibule with inset coir mat. Ceiling light and coat hooks. Inner glazed vestibule door leading to:-

HALLWAY front area 3.66m to staircase x 1.30m rear area 2.43m x 1.02m

This light and airy reception hallway has doors leading off to kitchen, dining and sitting room Fitted carpet. Ceiling light. Telephone point. Radiator with thermostatic valve. Under stairs storage cupboard.

SITTING ROOM 4.65m x 3.85m

Bright spacious front facing reception room with central feature fireplace with marble hearth and surround with wooden mantel above. Shelved recessed alcove with cupboard beneath. Two radiators with thermostatic valves. uPVC double glazed windows to front with curtain track and curtains above.

DINING ROOM 3.62m x 3.20m

Well-proportioned formal dining room; central feature fireplace with marble hearth and wooden surround. Recessed shelved alcove with cupboard beneath. Ceiling light. Ceiling cornicing. Air source heat pump. uPVC double glazed French doors leading into:-

SUN ROOM 3.00m x 2.90m

This lovely sunroom has an abundance of natural light from windows on two walls with an internal glazed window giving additional natural light into the kitchen. uPVC double glazed French doors lead out to rear garden providing a wonderful link through to the patio area for alfresco dining or entertaining. Radiator with thermostatic valve. Door leading into:-

KITCHEN 2.94m x 2.65m

Fitted kitchen units with laminate work surface and tiled splash back. Stainless steel sink with mixer tap above. Hotpoint Aquarius washing machine. uPVC double glazed window to rear. Internal window to Sun Room. Space for gas cooker. Electric meter, fusebox and controllers for air source heat pump. Freestanding Zanussi fridge freezer. Carpeted staircase with wooden handrail and wrought iron balustrade leading to half landing

HALF LANDING.

Fitted carpet. Built in cupboard. Door leading to:-

BATHROOM 2.36m x 1.72m

Contemporary bathroom comprising of suite of white wash hand basin inset into vanity unit with storage cupboard beneath and work surface above, white bath with electric shower above, glass shower screen and WC inset into matching bathroom cabinet with work surface.

Carpeted staircase continues up to first floor level.

FIRST FLOOR LANDING

Carpeted first floor landing with doorways leading off to 3 bedrooms.

BEDROOM 1 3.60m x 3.20m

Over looking the rear garden. uPVC double glazed window with curtain track and curtains above. Ceiling cornicing. Air source heat pump. Radiator with thermostatic valve. Fitted carpet

DOUBLE BEDROOM 2 3.90m x 3.60m

Front facing double bedroom with en-suite shower room. Fitted carpet. Built in wardrobes with hanging rail and shelving. uPVC double glazed window to front with curtain track and curtains above. Radiator with thermostatic valve.

ENSUITE SHOWER ROOM 1.59m x 1.51m

Suite of white wash hand basin and WC with corner shower cubicle and Mira electric shower. Tiled from floor to ceiling. Extractor fan. Recessed LED ceiling spotlights.

BEDROOM 3 1.10m x 2.55m

The smaller of the three bedrooms. uPVC double glazed window to front with roller blind and curtains above. Ceiling cornicing. Ceiling light. Fitted carpet. Radiator with thermostatic valve.

Carpeted staircase with wooden handrail and bannister leading to attic level.

ATTIC LEVEL LANDING

Storage cupboard at attic level landing.

ATTIC BEDROOM 4.05m x 3.50m

Large rear facing attic bedroom overlooking the garden, this bedroom enjoys and abundance of natural light from the two large UPVC picture windows. Built in wardrobes on one wall. Fitted Carpet Radiator with thermostatic valve.

GARDEN

Deeside Villa is well positioned within its garden grounds, set back from St Mary's Street the front garden mainly laid to paving bordered by wrought iron railings and wall to the front. Paved driveway providing off street parking and leading to garage.

The rear garden can be accessed directly from the sun room and rear of the garage. This delightful rear garden is an oasis in the heart of Kirkcudbright. Directly to the rear of the property is a paved and gravel patio area with well stock flower borders; beyond this is a lawned well sheltered lawned area, with wooden summer house.

BURDENS

The Council Tax Band relating to this property is band E.

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 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. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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.

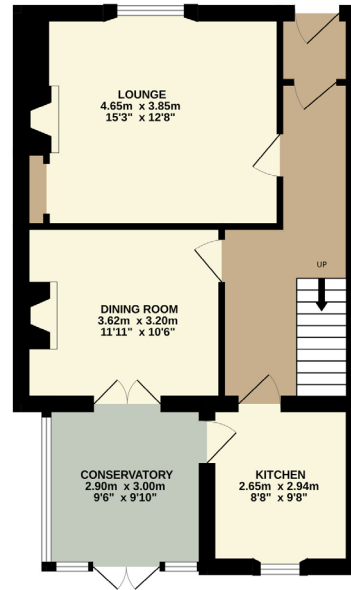
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/HAIN01-10

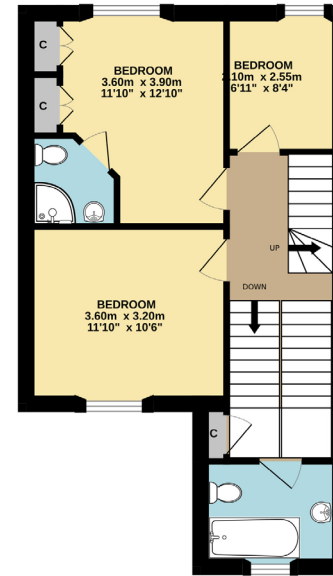




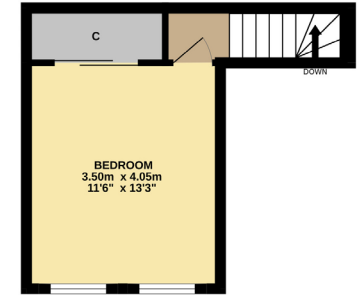
GROUND FLOOR



1ST FLOOR



2ND 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 as to their operability or efficiency can be given.
Made with Metropix ©2023

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk