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24 HIGH STREET

KIRKCUDBRIGHT, DG6 4JX

Substantial well-proportioned terraced town house in the heart of Kirkcudbright's historic High Street with enclosed rear garden and detached cottage in need of renovation.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Open Plan Kitchen/Dining Room

First Floor:

3 Double Bedrooms
Lounge/Double Bedroom 4
Bathroom

Attic Floor:

3 Double Bedrooms

Outside:

Substantial Garden.

Detached Cottage:

2 Ground Floor Rooms
2 First Floor Rooms

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24 High Street is a substantial terraced town house in the Kirkcudbright's historic High Street with well-proportioned rooms throughout providing flexible accommodation options to suit a number of different buyers.

The property also benefits from an enclosed rear garden and detached cottage which are accessible via a close to the side of number 24 which can be accessed directly from the house or from High Street itself.

The detached stone built cottage to the rear, is in need of renovation and is currently uninhabitable and has been only used as a workshop or storage area recently. It could however be converted subject to obtaining appropriate planning consents to form an annexe, artist's studio, or office.

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 swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

ACCOMMODATION

Entered through double wooden storm doors, with glazed panel above, into:-

ENTRANCE VESTIBULE 1.16m x 1.26m

Wooden dado rail. Ceiling cornicing. Ceiling light. Original tiled floor. Wooden glazed door with etched glass glazed side panels into:-

RECEPTION HALLWAY 2.45m x 1.26m (widening & lengthening to 1.95m x 5.32m)

Spacious 'L' shape hallway. Radiator with thermostatic valve. RCD consumer unit. Ceiling cornicing. Ceiling light. Radiator with thermostatic valve. 2 large

built-in cupboards. Carpet. Wooden door, with curtain pole and curtain, leading to pend. Wooden staircase with wooden handrail, wrought iron balustrade and central carpet runner leading to first floor level. Doors leading to all ground floor accommodation.

SITTING ROOM 3.99m x 3.84m

Bright spacious front facing reception room looking onto High Street and across to Union Street. This welcoming room has ample natural light from 2 uPVC double glazed windows with net curtains, roller blind, curtain pole and curtains above. 2 Radiators with thermostatic valves. Candelabra style ceiling light. Ceiling cornicing. Wall light. Central heating thermostat controller. 2 recessed alcoves with shelving and cupboards beneath. Gas fire sat on tiled hearth. Carpet.

OPEN PLAN KITCHEN/DINING ROOM 3.48m x 5.07m

Bright spacious open plan room. Tile effect vinyl floor.

Kitchen area

Good range of pine fitted kitchen units with laminate work surfaces. Stainless steel sink with drainer to side and mixer tap above. Tiled splash backs. 4 burner gas hob with extractor hood above. Eye level electric built-in oven. Under counter fridge. Washing machine. 2 Florescent strip lights. uPVC double glazed windows to rear with deep sill and net curtains.

Dining area 3.05m x 2.05m

uPVC double glazed windows to side with net curtain above. Wood panelling to waist height. Ceiling light. Wooden clothes pulley. Radiator with thermostatic valve. 'Ideal' gas fired boiler. Built-in shelving.

A wooden staircase with wooden handrail, wrought iron balustrade and central carpet runner leading to first floor level. Feature stainglass window, with wall light, provides ample natural light over staircase.

First floor level

LANDING 1.95m x 5.32m

Ceiling cornicing. Ceiling light. Smoke alarm. Built-in cupboard. Carpet. Doors leading off to all first floor accommodation. Wooden staircase continuing up to attic level.

DOUBLE BEDROOM 1 (Left) 3.75m x 3.05m

Built-in fitted wardrobes and drawers providing useful storage space. uPVC double glazed tilt and turn window with curtain pole and curtains. Radiator with thermostatic valve. Recessed alcove with built-in cupboard. Ceiling cornicing. Ceiling light. Carpet.

LOUNGE/DOUBLE BEDROOM 4 (Right) 3.18m x 3.99m

uPVC double glazed tilt and turn windows to front with outlook across High Street to Union Street adjacent with roller blind, curtain pole and curtains. Tiled fireplace and hearth with electric fire. 2 wall lights. Ceiling cornicing. Ornate ceiling rose. Ceiling light. Radiator with thermostatic valve. Carpet.

DOUBLE BEDROOM 2 (Left) 3.53m x 3.47m

Built-in drawers and dressing table. Built-in wardrobes providing further additional storage. Ceiling cornicing. Ceiling light. uPVC double glazed tilt and turn window with roller blind, curtain pole and curtains. Radiator with thermostatic valve. Carpet.

BATHROOM 2.82m x 1.49m

Cream wash hand basin and W.C. Large walk-in wet room style shower cubicle with mains shower and shower curtain rail. Extractor fan. Chrome heated towel rail. Respatex style wall panelling on all walls. Wood panelling to waist height on one side. uPVC double glazed window with net curtains. Built-in corner shelving. Wall light with shaving point. Mirror. Mirror with glass shelf. Ceiling light. Vinyl flooring.

DOUBLE BEDROOM 3 (Right) 3.89m (narrowing to 2.83m) x 3.09m

uPVC double glazed tilt and turn window with outlook up Union Street with roller blind, curtain pole and curtains. Ceiling cornicing. Ceiling light. Carpet.

Wooden staircase with wooden handrail, wrought iron balustrade and central carpet runner leading to attic floor level. Velux window providing additional natural light over staircase.

Attic floor level

LANDING 1.96m x 4.71m

Ceiling light. Smoke alarm. Built-in cupboard. Carpet.



DOUBLE BEDROOM 5 (Left) 3.64m x 4.87m

Delightful bedroom enjoying a superb view via bay style corner window with three uPVC double glazed windows providing a triple aspect view across neighbouring roof tops to the Dee Estuary beyond with curtain track and curtains above. Large velux window providing natural ample light. Ceiling light. Partially coombed ceiling. Carpet.

DOUBLE BEDROOM 6 (Right) 3.34m x 3.36m

Wooden velux window with outlook across Union Street. Heavily coombed ceiling. Ceiling light. Loft access hatch. Carpet.

DOUBLE BEDROOM 7 (Right) 3.39m x 3.13m

Wooden velux window with outlook across Union Street. Heavily coombed ceiling. Ceiling light. Built-in shelving. Carpet.

OUTSIDE

Walled courtyard garden accessed from pend located between the main house and cottage. This garden area is mainly laid to paving. Beyond the cottage is a substantial garden with large formal lawned area bordered by well stocked flower beds and mature shrubs including a monkey puzzle tree. This garden runs down to the Castledykes Road at the rear.

DETACHED STONE OUTBUILDING (FORMER COTTAGE)

Substantial stone built detached cottage in need of renovation.

(Please note that the description for this cottage is minimal as the first floor area is unsafe which meant we were unable to expand on this further)

Entered from garden through wooden double storm doors into:-

Entrance Hallway

Doorways leading off to two ground floor rooms. Wooden staircase leading to first floor level.

Ground Floor Room (Left front)

Wooden glazed window to front. Inner glazed window into rear room. Concrete floor. Doorway opening to:-

Ground Floor Room (Left rear)

Former aviaries. 2 rear wooden windows. Concrete floor.

Ground Floor Room (Right)

Former workshop. Ceiling light. 2 windows. Painted exposes stone walls. Concrete floor.

Wooden staircase leading to first floor level

First floor level

Landing

Wooden window to rear. Wooden floorboards.

First Floor Room (Left)

Built-in cupboard. Window to front. Wooden floorboards.

First Floor Room (Right)

Window to front and side. Built-in cupboard and shelving. Former fireplace. Wooden floorboards.

BURDENS

The Council Tax Band relating to this property is E.

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

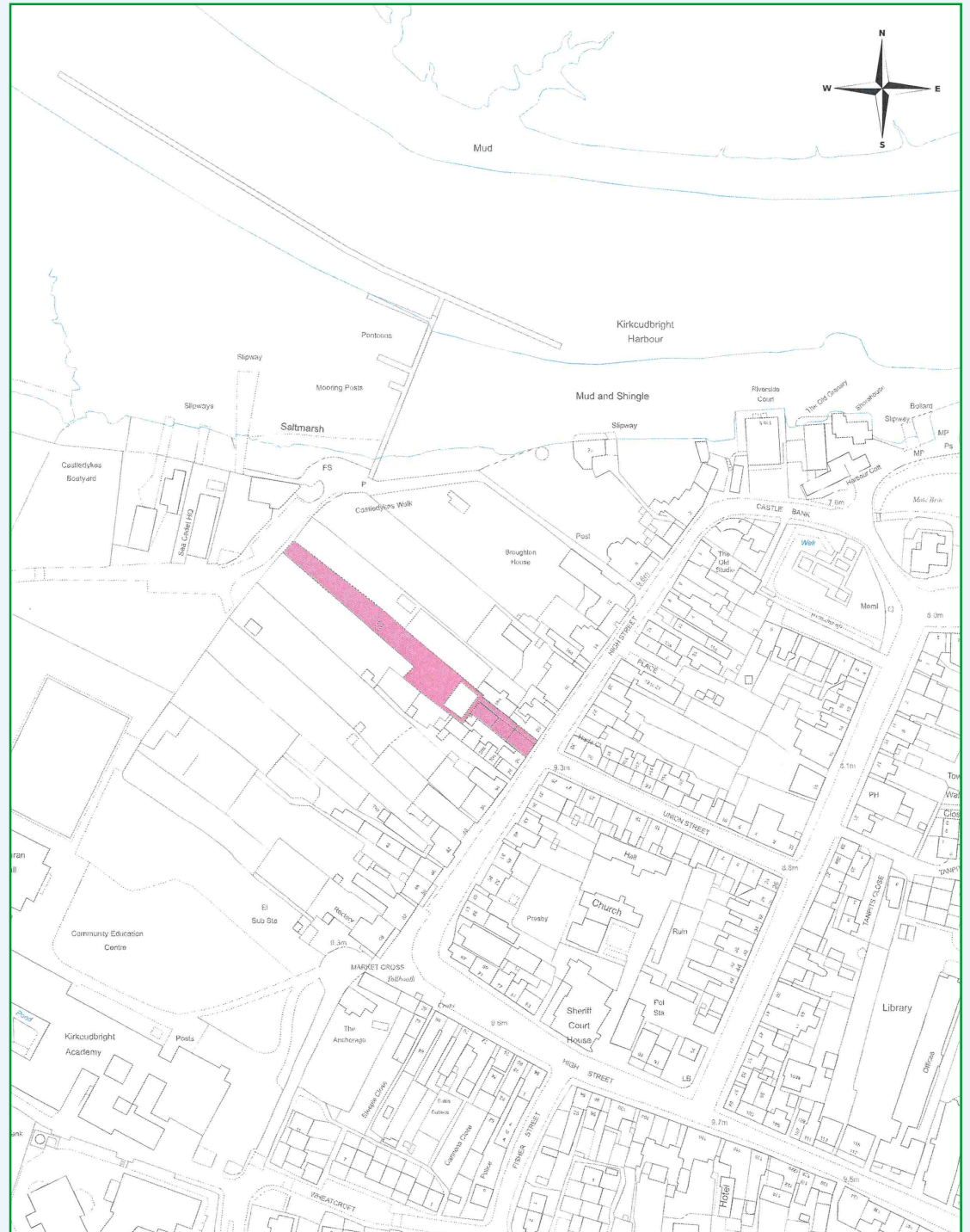
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/SM/WHITE01-07





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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