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DV68 WYZ

13 ST MARY STREET

KIRKCUDBRIGHT, DG6 4AA

A beautifully presented and recently architect refurbished granite townhouse enjoying a central location within the Artists Town of Kirkcudbright.



www.williamsonandhenry.co.uk

Ground Floor:
Entrance Vestibule
Reception Hallway
Sitting Room
Lounge
Dining Room
Kitchen
Garden Room
Rear Inner Hall
WC

First Floor Half Landing:
Laundry Room

First Floor:
Double Bedroom 1
Double Bedroom 2
Double Bedroom 3/Second
Reception Room
Double Bedroom 4 with En-suite
Family Bathroom

Second Floor:
Landing
Kitchen
Double Bedroom 5
Hallway
Double Bedroom 6
Snug
Shower Room

Outside:
Basement
Garden



13 St Mary Street is one of the finest examples of a traditional townhouses in a central location in Kirkcudbright's Conservation Area and enjoys a generous south facing garden. The property is set surrounded by greenery, with the Barrhill Woods behind and the Soaperie Gardens opposite.

After more than six decades of being used as offices, over the last two years the current Architect owner has unveiled and restored its original 1860's features and created bespoke updates to return this charming historic property to its former glory. The building is now a beautiful contemporary home ideal for modern family living.

This delightful townhouse has bright, spacious rooms which catch both the morning and evening sun with large sash and case windows offer spectacular views across the town towards the harbour to the front and to the Barrhill Woods to the rear.

The high ceilings are framed by original ornate cornicing, whilst the living areas, kitchens and bathrooms have been sensitively updated outwardly reflecting the historic features whilst containing the latest mod cons.

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 for its scale, including a health centre, its own swimming pool, golf course, marina, bowling green, squash & tennis courts a modern primary school and secondary school with a very good reputation. Kirkcudbright is known for a wealth of activities for all ages including its own busy summer festivities programme, Jazz Festival and Tattoo.

ACCOMMODATION

This fine imposing granite townhouse is entered via steps from St Mary Street through a solid wooden door with coloured glass windows to both sides.

ENTRANCE VESTIBULE 2.24m x 1.83m

Original tiled flooring with inset door mat. High ceiling with ornate cornicing. Ceiling light. Smoke detector. Obscure glazed door with glazed side panels leading to:-

RECEPTION HALLWAY 4.27m x 2.06m narrowing to 1.30m

This bright and welcoming hallway has a number of original features including ornate cornicing and architraves. Carpeted staircase with original wrought iron balustrade with wooden handrail leading to first floor level. Stripped wooden floor boards. Radiator. Ceiling light. Central heating controller. Doors leading off to all main ground floor accommodation and rear hall.

LOUNGE (Front Right) 3.93m x 3.81m

Bright front facing reception room with ample natural light. Sash and case window with painted wooden shutters to side. Ceiling light. Stripped wooden floor boards. Feature open fire place with wooden painted mantle and surround, stone hearth and wrought iron grate. Cast iron radiator with thermostatic valve. Ceiling cornicing. Opens into:-

DINING ROOM 4.38m x 3.34m

Bright rear facing dining room, which is used by the current owners as an office enjoys a pleasant outlook across the rear garden. Wooden casement window which has a split door beneath that when the window is raised fully functions as a door which opens out to garden. Stripped wooden floor boards. Open feature fireplace with painted surround and mantle with stone hearth and wrought iron grating. Ceiling light. Ceiling cornicing. Cast iron radiator with thermostatic valve. Door leading to reception hallway.

SITTING ROOM (Front Left) 5.24m x 4.75m

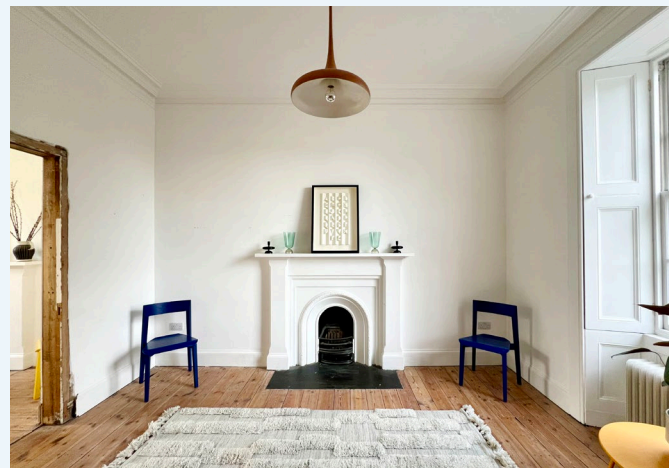
Well-proportioned light and airy reception room enjoying a pleasant outlook across the adjacent Soaperie gardens. Sash and case window with painted wooden shutters to side. Stripped wooden floor boards. Ornate ceiling cornicing. Two cast iron radiators with thermostatic valves. Original feature fireplace with tiled hearth, wrought iron grating and marble / alabaster surround and mantle. Archway with step down to:-

KITCHEN 4.89m narrowing to 3.22m x 3.93m

Located at the rear of the property this delightful space benefits from a good range of bespoke modern fitted kitchen units with solid wooden work surfaces. Central Kitchen Island with integrated electric induction hob / down draft extractor. Black sink with mixer tap. Integrated fridge freezer. Built in electric oven. Sash and case window to rear with wooden painted shutters to side. Cast Iron radiator with thermostatic valve. Stripped wooden floor. Doors leading off to garden room and reception hallway.

GARDEN ROOM 3.56m x 2.99m

Currently used as a dining area this lovely and bright garden room would also make an ideal snug (and has been wired as a potential snug/cinema room) and informal sitting area. Positioned to the rear of the property with direct access to the garden and an abundance of natural light from a number of windows. Stripped wooden floor. Ceiling light. Radiator with thermostatic valve. Two wooden glazed door leading out to decking area.



REAR HALL

Stripped wooden floor. Sash and case window to rear. Wood paneling on two walls. Ceiling light. Smoke alarm. Cast iron radiator. Door leading to WC on left and basement on right.

WC

White Starck WC and Starck white corner wash hand basin. Wood paneling to chest height. Stripped wooden floor. Ceiling light. Extractor fan.

Carpeted Staircase with wrought iron balustrade leading to first floor level. Wooden sash and case window with original coloured glass to rear providing natural light over the stairwell and first floor landing. Doorway to left leading to Laundry room with staircase continuing on to main first floor landing.

LAUNDRY ROOM

Wooden floor boards. Ceiling light. Plumbing for washing machine. Partially coombed ceiling. Sash and case window overlooking rear garden. Radiator with thermostatic valve. Recessed alcove. Could easily be converted to a further double bedroom if required.

First Floor Accommodation

Bright and spacious first floor landing with high ceiling and ornate architectural features. Ceiling light. Smoke alarm. Doors leading off to four well-proportioned double bedrooms (one en-suite) and family bathroom. Wooden floor.

DOUBLE BEDROOM 1 (left rear facing) 4.38m x 3.38m

Good sized double bedroom which enjoys a pleasant outlook across the rear gardens to Barrhill Woods beyond. Stripped wooden floorboards. Sash and case window with painted wooden shutters to side. Cast iron radiator. Original fireplace with tiled hearth and surround with wrought iron grate and painted wooden mantle above. Ceiling cornicing. Ceiling light.



DOUBLE BEDROOM 2 (left front facing)**4.23m x 3.06m**

Stripped wooden floorboards. Cast iron radiator. Sash and case window with painted wooden shutters to side enjoying a pleasant outlook across the Soaperie Gardens. Cast iron radiator. Original fireplace with tiled hearth and surround with painted wooden mantle above. Ceiling cornicing. Ceiling light.

FAMILY BATHROOM**3.31m x 1.38m**

Stripped wooden floorboards. Sash and case window to front with painted wooden shutters to side. Original suite of white wash hand basin, W.C. and bath. The current owners have retained an area of original wallpaper during the refurbishment of this lovely home and colour matched the paintwork in a through back to historic times. Wood paneling to waist height. Fixed bathroom mirror. Chrome heated towel rail. Ceiling cornicing. 2 ceiling lights.

DOUBLE BEDROOM 3/SECOND RECEPTION ROOM (right front facing)**4.89m x 4.45m**

Used by the current owners as a home office this generous double bedroom enjoys a pleasant outlook across from the sash and case window with painted wooden shutters to side to the Soaperie Gardens to the harbour beyond. This could make a further reception room or family room if required. Stripped wooden floorboards. Cast iron radiator. Original feature fireplace with tiled hearth and surround and marble/alabaster fire surround and mantle. Radiator. Ormate ceiling cornicing. Ceiling light.

DOUBLE BEDROOM 4 WITH ENSUITE (rear facing)**4.02m x 5.00m**

Stripped wooden floorboards. Sash and case window to rear overlooking garden towards Barrhill Woods with wooden painted shutters to side. Cast iron radiator. Original feature fireplace with stone hearth, wrought iron surround and grate with wooden mantle above. Ceiling light. Ceiling cornicing. Doorway with steps leading up to:-

En-suite**3.54m narrowing to 3.35m x 3.56m**

Bespoke contemporary en-suite. Stripped wooden floorboards. Double walk in shower cubicle with monsoon rainfall shower head and separate shower attachment. Starck white W.C. and Starck dual white sinks. White sash and case window to rear. Cast iron radiator. Extractor fan. Recessed LED ceiling spotlights.

Carpeted staircase with wrought iron handrail and banister continues up to second floor.

Second Floor Accommodation**HALF LANDING**

Stripped wooden floorboards. Cupboard. Carpeted staircase then continues to second floor landing.

SECOND FLOOR LANDING

Stripped wooden floorboards. Internal glazed window over staircase. Radiator. Velux window. Ceiling light.

www.williamsonandhenry.co.uk**KITCHEN****1.91m x 2.92m**

Stripped wooden floorboards. 2 sash and case windows to front. Cast iron radiator. Bespoke contemporary fitted kitchen. Multiple units providing additional storage. Integrated electric induction hob and built in cooker. Black sink with mixer tap above. Partially coombed ceiling. Ceiling light. Smoke alarm.

DOUBLE BEDROOM 5 (front left)**4.84m x 3.53m**

Stripped wooden floorboards. Radiator. Sash and case window to front. 2 sash and case windows to rear. Tiled open fireplace. Ceiling light. Partially coombed ceiling.

DOUBLE BEDROOM 6**4.10m x 4.45m narrowing to 3.00m**

Sash and case window to front. Original fireplace with tiled surround and wooden mantle over. Radiator. Partially coombed ceiling. Ceiling light. Stripped wooden Floor.

DOUBLE BEDROOM 7 / SNUG 4.17m x 2.83m

Stripped wooden floorboards. Radiator. Original fireplace with surround and wooden painted mantle over. 2 sash and case windows with curtain track and curtains above. Partially coombed ceiling. Ceiling light.

SHOWER ROOM**2.39m x 1.13m**

Contemporary shower room with double walk in shower cubicle with monsoon rainfall shower head above and separate shower attachment. Stripped wooden floorboards. Obscure sash and case window to rear. White wash hand basin with mixer tap, white W.C. Radiator. Partially coombed ceiling. Ceiling light.

OUTSIDE

This fully enclosed south facing suntrap of a rear garden is walled to each side and fenced immediately to rear. This generous garden can be accessed directly from the property via the double doors from the garden room or via the door the dining room. A raised decking area immediately outside the garden room offers wonderful views across the garden and beyond to Barhill Woods. Mainly laid to lawn. Shingle paths and flower beds. A wide path leads along the centre of the garden to a private bin store area from Mews Lane to the rear.

BASEMENT

Wooden door from basement leading up to St Mary Street. Exceptionally large dry basement split into 4 distinct areas with built in shelving. Smoke alarms. Electric points and lighting. Electric meter, water meter and 2 newly serviced boilers providing heating throughout the house and to the very top floor of the home.

BURDENS

The Council Tax Band relating to this property is A.

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.

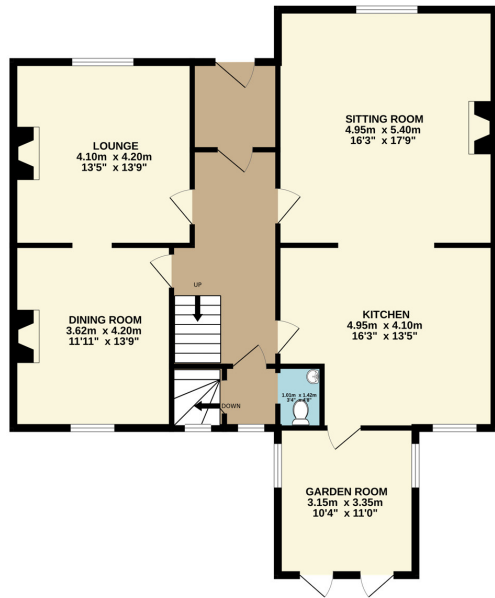
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/LIPT01-02

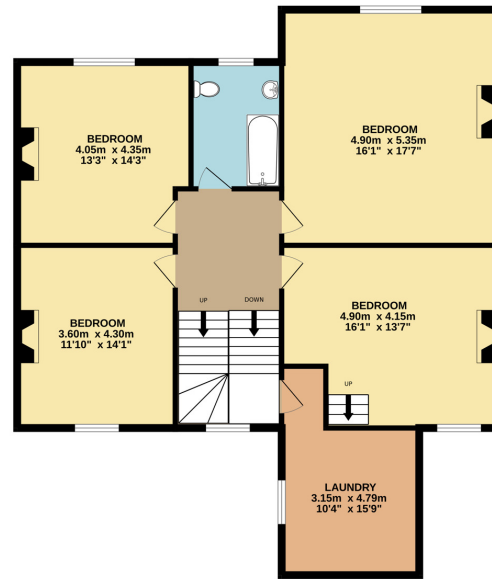




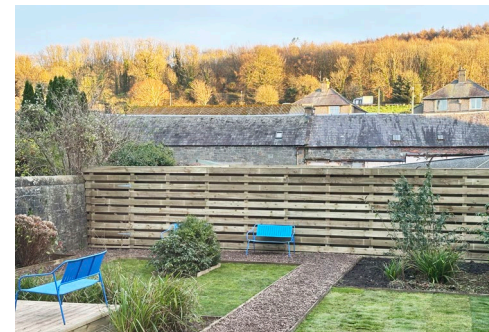
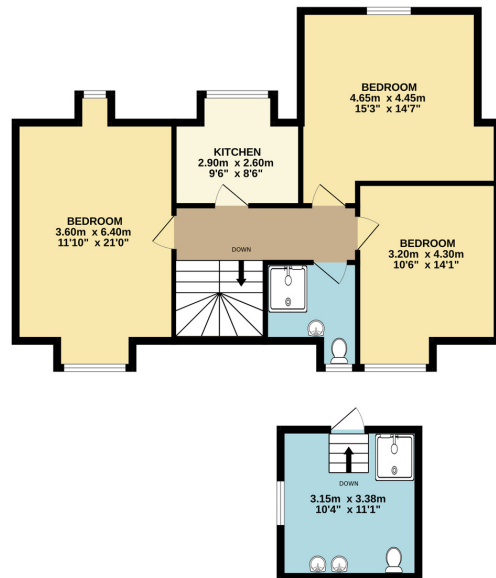
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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