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WILLIAMSON  
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Solicitors & Estate Agents





# DIRRYDAN

3 CASTLE BANK, KIRKCUDBRIGHT

Beautifully presented semi-detached town house located at the end of Kirkcudbright's historic High Street, adjacent to MacLellan's Castle. This delightful property is steeped in history and enjoys a prominent location close to all local amenities, a stone's throw from the harbour, with views both of the Castle and over the water, and a sun-drenched private enclosed garden.

**Accommodation:**

**Ground Floor:**

Entrance Hallway  
Open Plan Dining Room / Kitchen  
Double Bedroom  
Bathroom

**First Floor:**

Landing  
Sitting Room with attached  
Shower Room / Ensuite  
Double Bedroom with Ensuite

**Attic Level:**

Landing and storage space  
Attic Room 1 (third bedroom or home office)

**Outside:**

Private garden. Wooden Shed, insulated and equipped with plumbing and electrics (for optional use as an external utility or laundry space).

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Beautifully presented, refurbished Category B listed town house with curved frontage, located at the end of Kirkcudbright's historic High Street and adjacent to MacLellan's Castle. With a secluded courtyard garden and enjoying views to the estuary, the town house is a charming and unique property ideally situated for all local amenities.

This delightfully quirky town house is full of charm and character, providing surprisingly light-filled and spacious accommodation throughout, which 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 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 wooden glazed door from Castle Bank into:-

**ENTRANCE HALLWAY** **1.79m x 2.10m narrowing to 0.82m**  
Welcoming entrance hallway with doors leading off to ground floor double bedroom, bathroom and open plan Dining Kitchen. Carpeted staircase with wooden handrail leading to first floor level. Cupboard housing electric meter. Radiator. Beamed ceiling. Ceiling spotlights. Limed oak effect laminate flooring.



**OPEN PLAN DINING ROOM / KITCHEN** **6.82m x 3.91m**  
Light and airy open plan dining kitchen providing a wonderful contemporary space ideal for modern living. Wood paneling on all walls. Limed oak effect laminate flooring.

**Dining Area**  
Built in shelving. 2 sash and case windows to front with blind above. Built in book case. Feature brick working fireplace with flagstone hearth. Marble mantel above.

**Kitchen Area**  
Cream shaker style fitted kitchen units with two polished solid wood countertops integrated fridge freezer. Ceramic sink with taps above. . Integrated electric oven. Integrated microwave. 4 ring Neff gas hob with extractor hood above. Tiled splash backs. Recessed LED ceiling spotlights. Custom built open shelving. Door leading out to rear garden. Window overlooking garden to rear with roman blinds above.

**DOUBLE BEDROOM 1** **3.12m x 4.50m**  
Generous front facing double bedroom which could also be used as a reception room if preferred. Sash and case window with roller blind, curtain pole and curtains. Beamed ceiling detail. Wood paneling. Wooden sash and case window to rear overlooking garden with roller blind, curtain pole and curtains. Radiator. Smoke alarm. Ceiling light. Television point. Fitted Carpet.

**BATHROOM** **1.72m x 2.20m**  
Suite of white W.C. with inset space saving inset wash hand basin above. White bath with mixer tap and shower attachment. Painted wood paneled walls and ceiling. Obscure single glazed window to rear with integrated Advent extractor fan. Radiator. Recessed LED ceiling spotlights. Limed oak effect laminate flooring.

Carpeted staircase with wooden handrail leading to first floor level.

First Floor Accommodation



**LANDING** **0.82m x 1.61m**  
Sash and case window to rear with roman blind and deep sill. Doorway leading to concealed staircase to attic level. Fitted carpet. 3 steps up from first floor landing to:-

**SITTING ROOM WITH ENSUITE** **4.44m x 6.70m**  
Currently used as a sitting room this room would also be well suited as a spacious double bedroom. This light and airy room benefits from ample natural light from Sash and case window with curtain pole and curtains to rear and 2 further sash and case windows to front with fine views across the harbour to hills beyond with curtain pole and curtains above. Ceiling light. Radiator. Fitted carpet. Doorway to:-

**En-Suite Shower Room** **1.43m x 1.98m**  
Large walk in shower cubicle with Respatex style wall paneling and mains shower above. Chrome heated towel rail. White wash hand basin inset into modern vanity unit with storage beneath. Extractor fan. Sash and case window to front with roller blind above. Fixed bathroom cabinet with mirror. Recessed LED ceiling spotlights. Limed oak effect laminate flooring

**DOUBLE BEDROOM WITH ENSUITE** **4.63m x 3.43m narrowing to 2.73m**  
Sash and case window to front with roller blind, curtain pole and curtains above. Ceiling cornicing. Sash and case window to rear with roller blind above. Recessed LED ceiling spotlights. Fitted carpet. Door leading to:-

**En-suite** **1.85m x 2.18m**  
Modern suite of white wash hand basin with mixer tap and W.C. inset into shaker style vanity unit with laminate work surfaces. Fixed bathroom cabinet. Chrome heated towel rail. Walk in shower cubicle with mains shower above. Respatex style wall paneling on all walls. Partially coombed ceiling. Limed oak effect laminate flooring.

Carpeted staircase from first floor landing with wooden handrail leading to attic level.



ATTIC LEVEL

LANDING

Fitted carpet. Painted wooden handrail. Smoke alarm. Heavily coombed ceiling. Wall light.

ATTIC ROOM 1 3.02m x 3.72m

Fitted carpet. Sash and case window to front with curtains above. Built in cupboard with shelving. Heavily coombed ceiling. Radiator. Ceiling spotlights.

Outside

Steps from the rear of the property lead up to paved patio with gravel areas around. Fully enclosed on all sides. Wooden gate leading out onto High Street.

WOODEN SHED.

Fully insulated shed with power housing washing machine.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

CONTENTS

Some of the contents may be available by separate negotiation.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and private 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

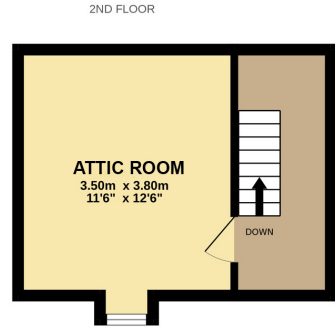
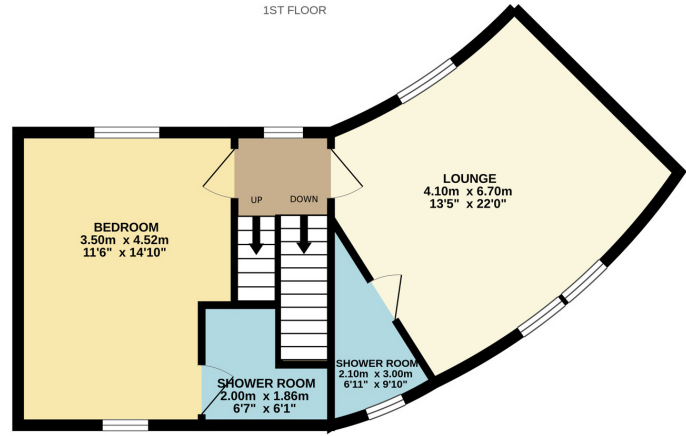
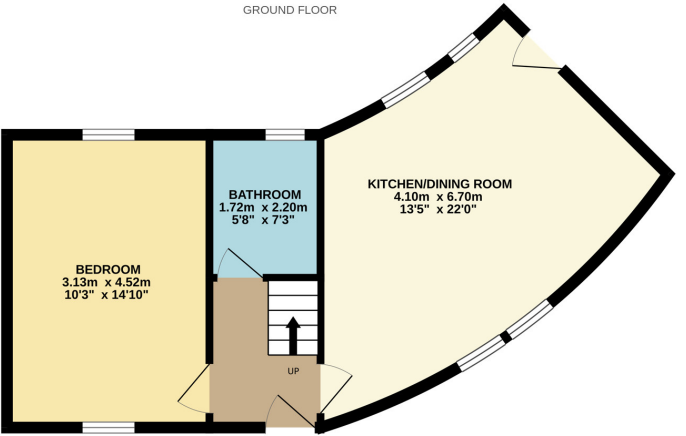
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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](mailto: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/SCOTJ06-0



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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