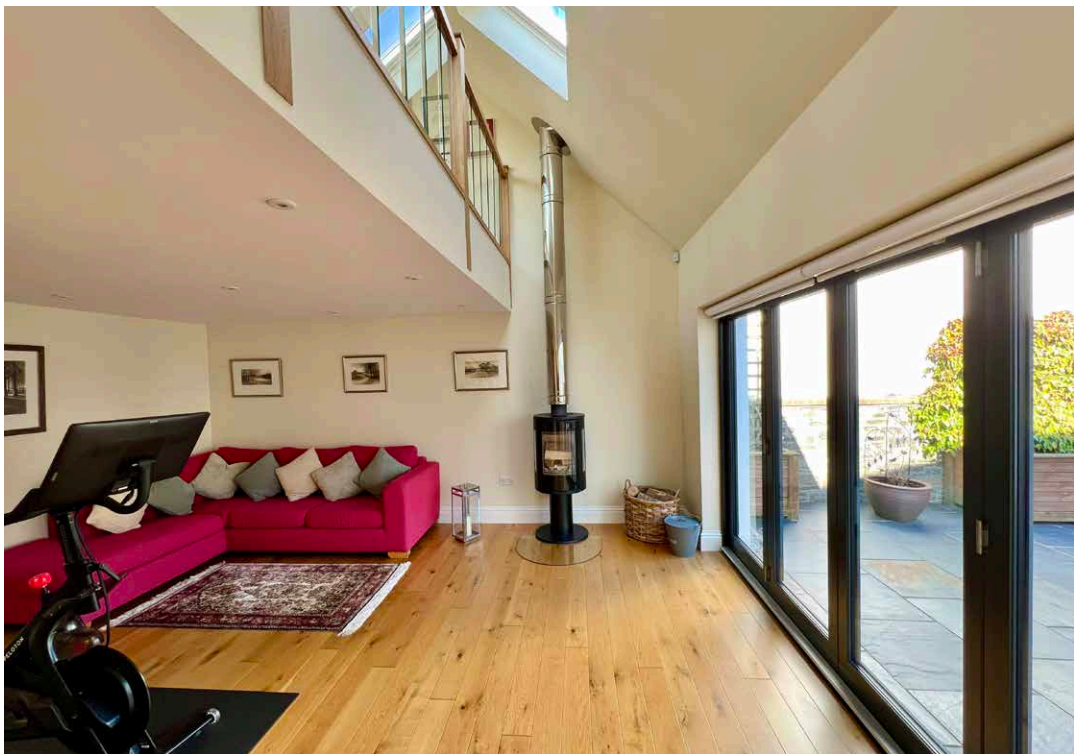




WILLIAMSON
& HENRY
Solicitors & Estate Agents





20 MILLBURN STREET

KIRKCUDBRIGHT, DG6 4ED

Rare opportunity to purchase modern architect designed home in historic Kirkcudbright location.

Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Dining Room
Open Plan Kitchen / Dining Room
Utility Room
Wet Room
Garden Room / Studio

Mezzanine Level:

Office Studio

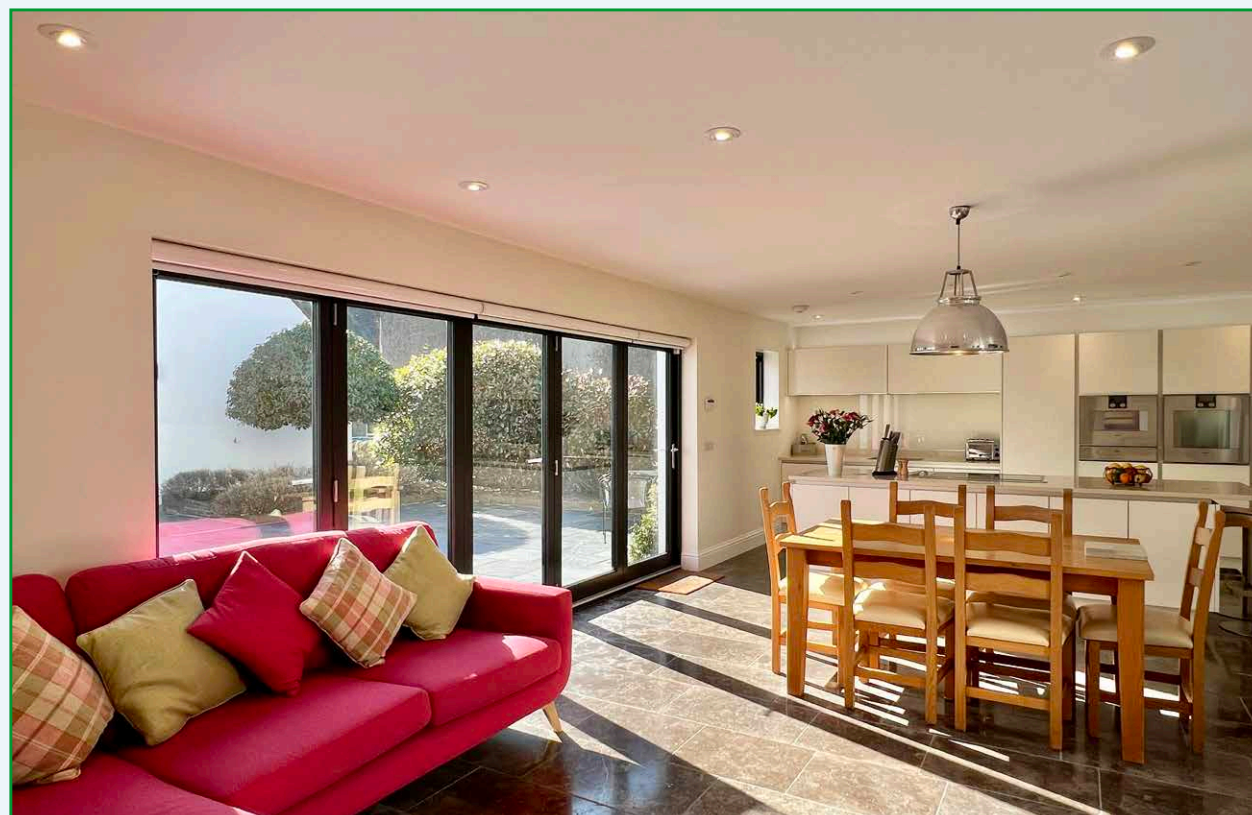
First Floor:

Double Bedroom 1
Master Bedroom with Dressing Area and
Ensuite
Double Bedroom 3 with walk-in wardrobe
Family Bathroom

Outside:

Inner courtyard. Garage. Garden.

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20 Millburn Street is a modern take on a traditional detached townhouse. On the face of it this delightful home looks like a traditional Kirkcudbright Townhouse however this modern architect designed home has everything you would expect from a contemporary new build.

The current owners have put much thought and detail into the layout of the property resulting in bright spacious accommodation finished to a high spec throughout including a wonderful 'Poggenpohl' Kitchen, and stunning York Minster stone fireplace in the sitting room.

For those looking for a characterful home a short walk away from all local amenities early viewing is highly recommended.

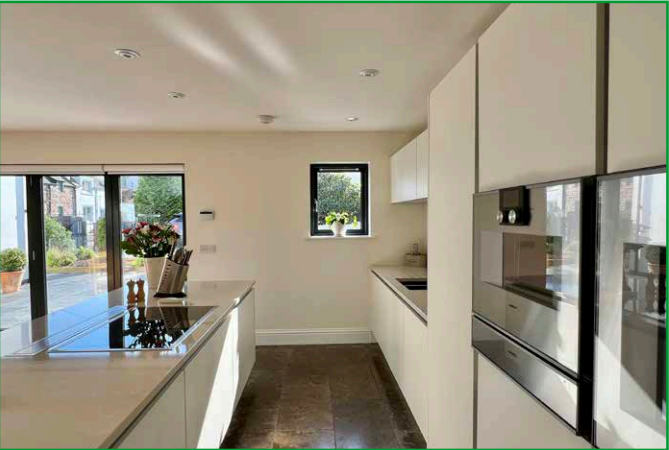
Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned 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 from Millburn Street through hard wood door with glazed panel above into:-

RECEPTION HALLWAY **3.33m x 1.26m lengthening to 5.21m x 1.25m**
Welcoming reception hallway with doors leading off to formal dining room, Kitchen/ Diner and Sitting room. Under stair storage cupboard. Recessed LED ceiling spotlights. Carpeted staircase leading up to first floor level. Large built in storage cupboard with oak doors, and hanging rail. Fitted cupboard housing underfloor heating controls. RCD consumer unit. Smoke alarm. Natural stone flooring.



SITTING ROOM **5.17m x 4.53m**
Bright, spacious sitting room with ample natural light from sash and case windows to front with curtain pole and curtains above and two further sash and case windows to rear overlooking courtyard garden with curtain pole and curtains above. Feature fireplace with York Minster stone and inset wood burning stove. TV aerial point. Internet point. 'Wunda' underfloor heating controller. Dimmer switch. Smoke alarm. Fitted Carpet.

DINING ROOM **3.32m x 5.17m**
Currently used as a formal dining room, this could also equally be used as a ground floor bedroom. Two sash and case windows to front with curtain pole and curtains above with further sash and case window to side with curtain pole and curtains above providing additional natural light. 'Wunda' underfloor heating controller. Ceiling light. Dimmer switch. Fitted carpet.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM **4.78m x 7.77m**
Well-proportioned bright, spacious open plan room ideal for modern family living and entertaining. This wonderful space has direct access to the garden through triple glazed bi-folding doors. There is a further double glazed window to the side of the bifolds and opposite are double glazed French doors leading out to an inner courtyard area. The bifolds and patio doors have blinds by Appeal Home Shading.

KITCHENAREA
Poggenpohl kitchen with 'Silestone' Quartz work surfaces. Stainless steel 1 ½ bowl sink with built in drainer to side and Quooker tap providing instant boiling, hot and cold water. Gaggenau appliances including electric induction hob, built in electric oven, built in steam oven and warming drawer. Integrated dishwasher, integrated fridge and integrated freezer. 2 'Wunda' underfloor heating controllers. Smoke alarm. Natural stone floor. Door leading through to:

UTILITY ROOM **2.35m x 3.39m**
Fitted kitchen units providing useful additional storage. Butcher block effect work surfaces. Integrated Bosch washing machine and integrated Lamona tumble dryer. Stainless steel sink with mixer tap above and drainer to side. Window to inner courtyard. Chrome heated towel rail. Coat hooks. Extractor fan. Recessed LED ceiling spotlights. Loft access hatch. Smoke alarm. Door leading out to courtyard and further internal doors leading off to wet room and garden room. 'Wunda' underfloor heating controller. Natural stone floor.



WET ROOM **1.99m x 2.12m widening to 3.26m**
Contemporary wet room fully tiled in Cumbrian Slate. White 'Villeroy & Boch' wash hand basin with mixer tap above. Walk in shower cubicle with mains monsoon rainfall shower head above and separate shower attachment. Glazed shower screen. 'Villeroy & Boch' W.C. Chrome heated towel rail. Obscure glazed window to rear. Recessed LED ceiling spotlights.

GARDEN ROOM / STUDIO **5.18m x 5.29m**
Wonderful light and airy reception room overlooking private inner courtyard garden area. This beautiful reception space has an abundance of natural light a number of Velux roof windows and bifolding double glazed doors to the front with remote operated blinds by Appeal Home Shading. Under stair storage cupboard providing useful additional storage. Walk in cupboard with ceiling light. Contemporary 'Contura' wood burning stove with glass hearth and stainless steel flue. 'Wunda' underfloor heating controller. Recessed LED ceiling spotlights. Solid oak flooring.

Oak handrail with glass balustrade leading to mezzanine level.

MEZANNINE OFFICE / STUDIO **5.17m x 2.42m**
Bright, spacious mezzanine area currently used as an office benefitting from ample natural light from a number of Velux windows with built in blinds. Recessed ceiling spot lights. Solid Oak Flooring.

Carpeted staircase from main reception hallway leading to first floor level with oak handrail and glass balustrade.

FIRST FLOOR LANDING (L-shaped) **3.35m x 2.98m**
Light and airy first floor landing with doorways leading off to all bedrooms. Skylight providing additional natural light over stairwell. Loft access hatch. Recessed LED ceiling spotlights. Smoke alarm. 'Wunda' underfloor heating thermostat. Fitted Carpet.

DOUBLE BEDROOM 1 (left) **5.17m x 3.40m, widening to 3.85m**
Sash and case window to front with curtain pole and curtains above. Juliet balcony overlooking rear garden with chrome handrail and glass balustrade. Curtain pole and curtains. Large built-in wardrobe with hanging rail and shelving. 'Wunda' underfloor heating controller. Fitted carpet.



MASTER BEDROOM SUITE WITH DRESSING AREA AND ENSUITE

4.79m x 3.44m

Beautifully appointed master bedroom suite with French doors opening to Juliet balcony providing a pleasant outlook across the rear garden with chrome handrail and glass balustrade. Triple built in wardrobes with hanging rail and shelving with drawers beneath. Vaulted ceiling with recessed LED ceiling spotlights. 'Wunda' underfloor heating thermostat. Fitted carpet. Door to ensuite.

Dressing Area

3.17m x 1.34m

Velux window. Recessed LED ceiling spotlights. Fitted Carpet.

Ensuite Shower Room

3.02m x 2.27m

Large double walk-in shower cubicle with monsoon rainfall showerhead with separate shower attachment. Extractor fan. 'Duravit' contemporary ceramic wash hand basin set in modern vanity unit with built in drawer. White 'Duravit' W.C. Backlight bathroom cabinet providing useful additional storage. LED ceiling spot lights. 'Wunda' underfloor heating controller. Velux window. Contemporary chrome heated towel rail. Natural stone tiles and splashbacks. Natural stone flooring.

WALK-IN LINEN CUPBOARD

Built-in shelving. BT hub points. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 3 WITH WALK-IN WARDROBE (front facing)

4.07m x 3.30m

Generous front facing double bedroom benefitting from ample natural light from double glazed window to front with Roman blind above and further double glazed window to side. Recessed LED ceiling spot lights. 'Wunda' underfloor heating controller. Fitted carpet.

Walk-in Wardrobe

1.81m x 0.99m

Hanging rail and shelving.

FAMILY BATHROOM

4.08m x 2.24m

Bright spacious modern family bathroom with walk-in shower cubicle with mains monsoon rainfall showerhead and separate shower attachment. 'Villeroy & Boch' deep bath with wall-mounted mixer tap. White 'Villeroy & Boch' wash hand basin with mixer tap set in high gloss contemporary vanity unit. White 'Villeroy & Boch' W.C. Tiled splash backs. Opaque glazed window to front with roller blind above. Fixed bathroom mirror. Chrome heated towel rail. Recessed LED ceiling spotlights. Extractor fan. Natural slate floor.

OUTSIDE

20 Millburn Street is well positioned within a generous garden which has been beautifully landscaped for ease of maintenance. There are a number of private areas ideal for alfresco dining.

INNER COURTYARD GARDEN AREA

Self-contained inner courtyard area which can be accessed from both the utility room and studio. Natural slate paving. Granite gravel well-stocked raised flower beds.

GARDEN

The main garden is mainly located to the rear and side of 20 Millburn Street and is bordered by stone dyke wall on all sides. Generous Tarmacadam driveway with parking for two vehicles. The main garden is mainly laid to paving and gravel for ease of maintenance.

DOUBLE GARAGE

5.37m x 5.04m

Outside tap. Electric up-and-over door. Wall light. Concrete floor. Loft access hatch. Plumbing for washing machine. Space for tumble dryer. Additional storage. Worcester gas fired boiler. Radiator with thermostatic valve. Separate RCD consumer unit and meter.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C with a potential to be B.

SERVICES

The property is served by mains water, mains electricity, mains gas and mains drainage.

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."

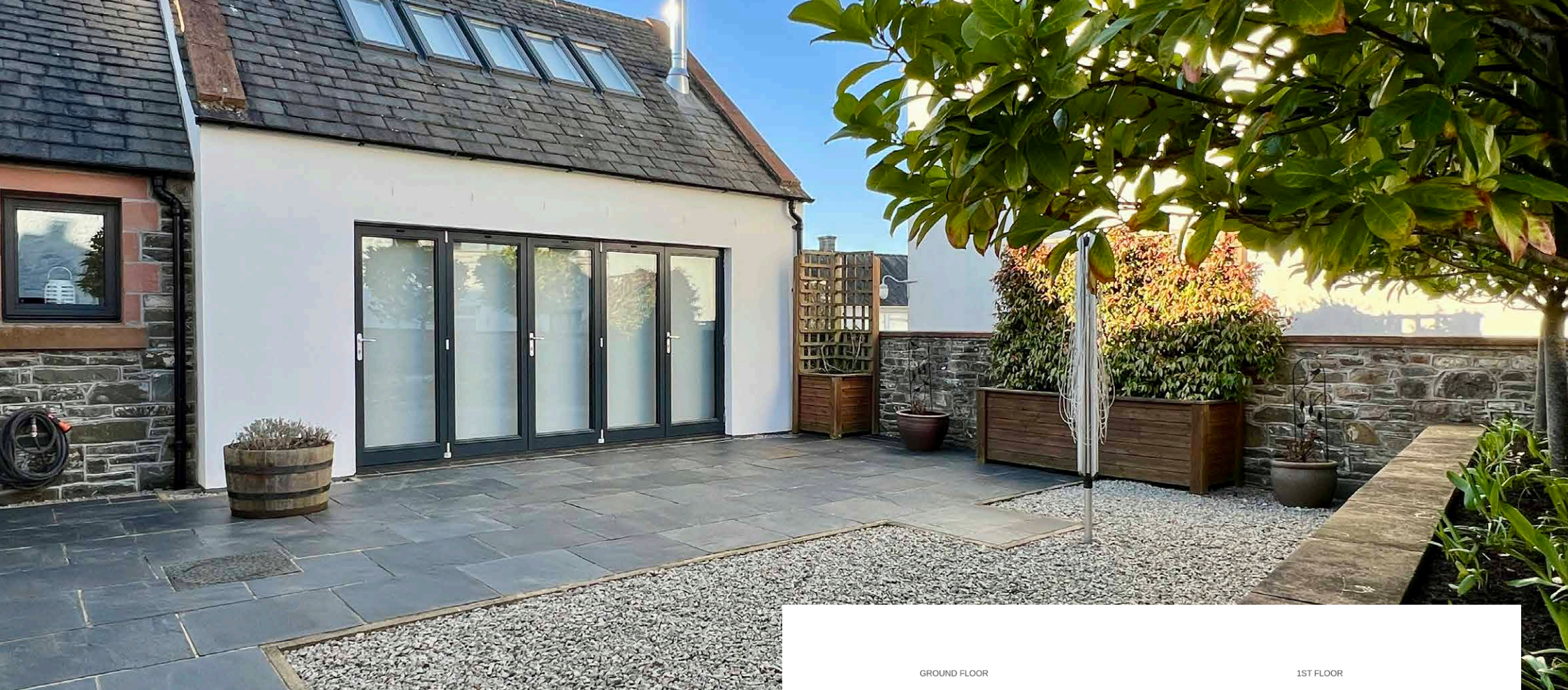
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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.

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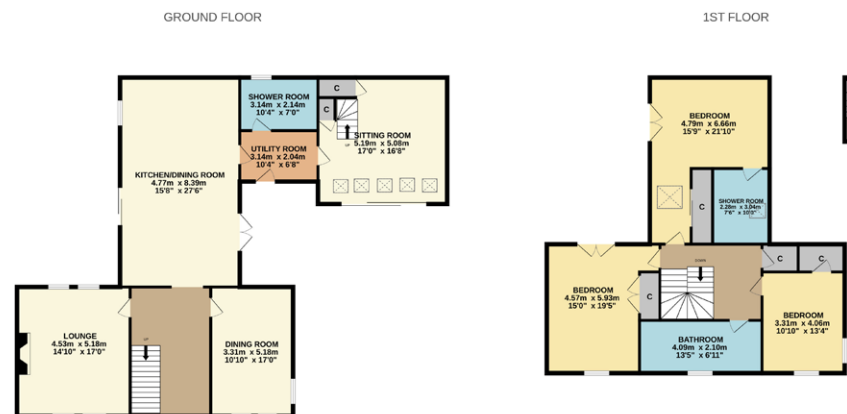




PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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