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WILLIAMSON  
& HENRY

Solicitors & Estate Agents





# 30 UNION STREET

KIRKCUDBRIGHT, DG6 4JF

Spacious traditional mid-terrace Town House located in the historic part of the harbour-town of Kirkcudbright.



[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)

## Accommodation:

### Ground Floor:

Entrance Hall  
Living Room  
Kitchen  
Snug/Bedroom 1

### First Floor:

Bedroom 2 with ensuite WC  
Bedroom 3

### Attic:

Attic Room 1  
Attic Room 2

### Outside:

Gas central-heating,  
on-street parking. Non-  
contiguous private garden.



Number 30 Union Street is a spacious mid-terrace Town House which is located in one of the oldest parts of the attractive harbour-town of Kirkcudbright within easy walking distance of the town centre. This property offers well-proportioned living accommodation over 2 floors with large additional attic room.

Number 30 Union Street would be well suited to a first time buyer or as a buy-to-let investment or as a pied-à-terre within the traditional and historic town of Kirkcudbright.

Kirkcudbright is an attractive harbour town which boasts an array of historical and architectural features of interest including a castle in its town centre, an ancient high street, Tollbooth Arts Centre, Stewartry Museum and numerous galleries. Known as the “artist town” Kirkcudbright was the home to the renowned artist E.A. Hornel (one of the “Glasgow Boys”). The town has an affiliation for art exhibitions and crafts. Within the town there is a wide variety of family-owned shops, pubs, hotel and restaurants, active sports club facilities including the golf course, the marina, the swimming pool, tennis courts, squash courts as well as an active summer festivities program including its own jazz festival, tattoo and riding of the marches celebrations.

**ACCOMODATION**

Entered from Union Street through opaque glazed door into:-

**ENTRANCE HALL**

**0.99m x 1.15m**

Recessed alcove housing electric meter, RCD consumer unit. Coat Hooks. Ceiling light. Carpet. Carpeted staircase with wooden handrail leading to first floor level. Wooden glazed door leading to:-

**LIVING ROOM**

**4.55m x 3.18m**

Bright and spacious front facing reception room. Wooden sash and case window with wooden working shutters and deep sill beneath. Two recessed alcoves with shelving and cupboard beneath. Ceiling light. Smoke Alarm. Heat Sensor. Under floor heating. Under Stair storage cupboard. Limed Oak effect flooring. Doorways leading off to Kitchen and second reception room.



**KITCHEN**

**2.33m x 3.69m**

Bifolding wooden glazed doors provide access directly from the sitting room into this contemporary and spacious Kitchen benefiting from a good range of fitted kitchen units and laminate work surfaces. Cupboard housing gas boiler. Integrated Bosch electric oven. Integrated 4 burner gas hob with stainless steel splashback. Stainless steel sink with mixer tap and drainer to side. Breakfast bar area. Under counter fridge. Extractor fan. Under floor heating. Limed Oak effect flooring. Ceiling Spotlights. Wooden sash and case window to rear. Limed Oak effect flooring. Wooden glazed door leading out to Tampits Lane.

**SNUG/ BEDROOM**

**4.50m x 3.04m**

Further bright and airy front facing reception room which could also be used as a ground floor bedroom if required. Sash and case window to front with wooden shutters and deep sill beneath. Recessed alcove with built in cupboard. Ceiling light. Smoke alarm. Under floor heating. Limed Oak effect flooring.

Carpeted Staircase with wooden handrail leading to first floor landing.

First floor level

**FIRST FLOOR LANDING**

**1.34m x 0.84**

Ceiling light. Fitted carpet. Doors leading off to bathroom and two double bedrooms.

**BEDROOM 2 WITH ENSUITE WC (Right)**

**3.66m x 2.66m**

Bright front facing double bedroom with en-suite W.C. Sash and case window to front with curtain pole and curtains above. Two built in cupboards providing useful additional storage. Ceiling light. Radiator. Fitted carpet.

**ENSUITE WC**

White wash hand basin and WC with tiled splashbacks. Ceiling light. Extractor fan. Fixed bathroom mirror. Vinyl flooring.



**BATHROOM**

**3.89m x 2.36m**

Spacious family bathroom with suite of White wash hand basin and WC. White bath with Mains shower above and shower curtain pole. Chrome heated towel rail. Tiled splashbacks. Built in cupboard. Sash and case window with blind above. Vinyl flooring. Extractor fan. Ceiling light. Washing machine. Radiator.

**BEDROOM 3 (left)**

**3.70m x 2.52m**

Bright and spacious front facing double bedroom. Sash and case window with curtain pole and curtains above. TV aerial point. Built in cupboard. Door leading to inner hall with staircase to attic level. Ceiling light. Smoke Alarm. Fitted carpet.

**Inner Hallway**

Sash and case window to front. Wall light. Fitted Carpet. Carpeted Staircase with wooden handrail leading to Attic Room.

**ATTIC ROOM**

**6.27m x 1.62m**

Large bright and airy attic room which runs across both sides of the staircase above double bedrooms. Heavily coombed ceiling. Underlay. Two wall lights. Two velux windows. Built in under eave storage cupboards.

**OUTSIDE SPACE**

The rear of the property can be accessed from the High Street off Hart’s Close which leads down to the back door.

The garden is situated across the road (High Street) from the property itself. There is a secluded garden area which is accessed from High Street down a private access path. There are a number of garden plots here one of which belongs to 30 Union Street.

**BURDENS**

Rateable value of £1,850. Currently used as a self-catering holiday let and therefore subject to Small Business Rates Relief.



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

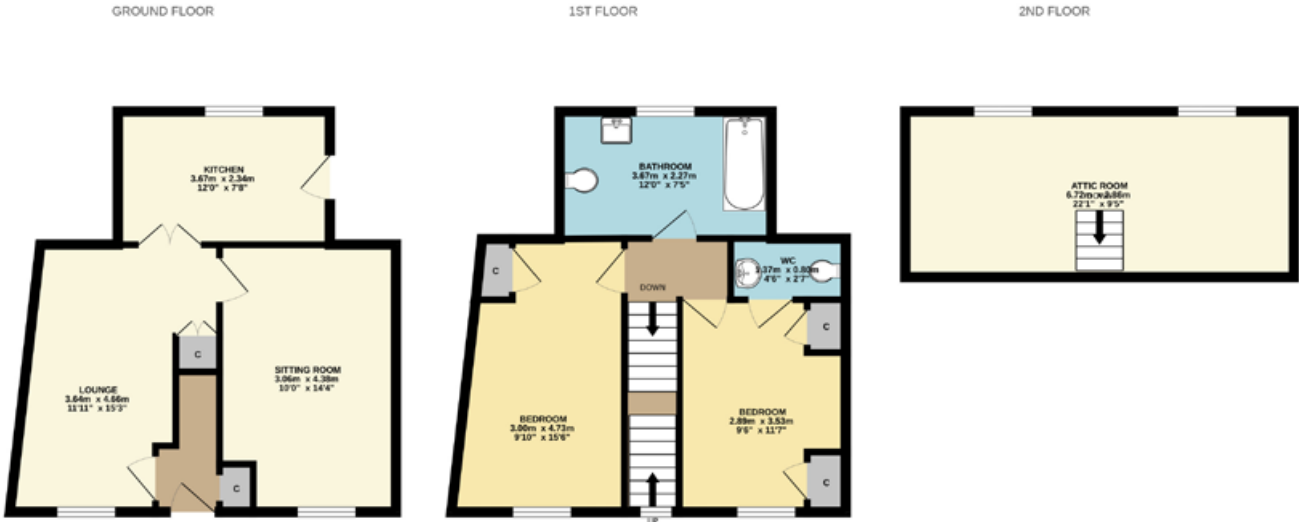
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk), with whom Offers (in the appropriate Scottish form) should be lodged.

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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/SAK/HILL01-01



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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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.

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