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WILLIAMSON
& HENRY
Solicitors & Estate Agents



3 JOHNSTON PLACE,

KIRKCUDBRIGHT, DG6 4HH

Well-proportioned 3 bedroom house located a short walk away from all local amenities. Viewing highly recommended.



Accommodation:

Ground Floor:

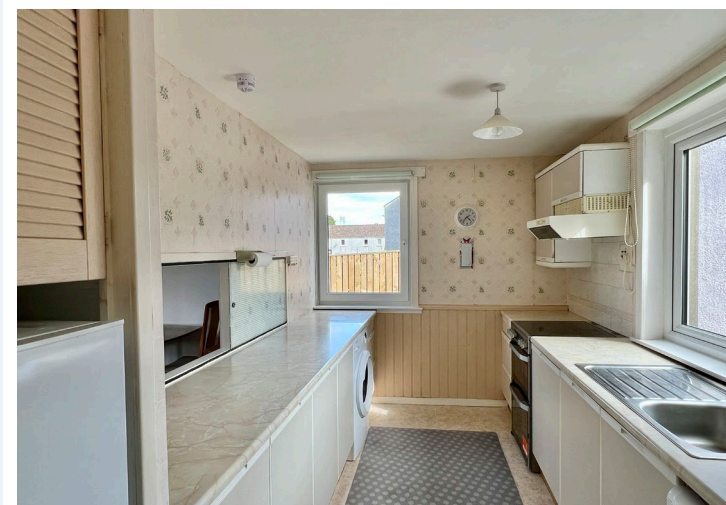
Reception Hallway
Dining Room/Bedroom 3
Shower Room
Kitchen
Sitting Room

First Floor:

Bedroom 1
Bedroom 2
Bathroom

Outside:

Rear Garden



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

The property is entered from the front though uPVC obscure-glazed door.

RECEPTION HALLWAY 4.58m x 2.18m (narrowing to 1.08m)

L-shaped reception hallway with doors leading off to all ground floor accommodation and carpeted staircase with painted wooden handrail leading to first floor level. Electric programmable heater.. Loft access hatch. Fitted carpet. Ceiling light. Built-in cupboard with electric meter. Under-stair storage area with coat hooks. uPVC obscure glazed door to rear garden with curtain track above.

DINING ROOM/BEDROOM 3 2.47m x 4.03m

Currently used as a bedroom this bright front facing room could also be used as an office or dining room. Large uPVC double glazed tilt & turn window with curtain track and curtains above. Fitted carpet. Ceiling light. Electric panel heater.

SHOWER ROOM 2.68m x 2.47m

Generous shower room with wooden sliding pocket door. Suite of white wash hand basin and WC. Tiled splashbacks. Walk-in double shower cubicle with Electric shower above. Extractor fan. Dimplex wall-mounted fan heater. Vinyl flooring. Ceiling light.

KITCHEN 2.43m x 3.96m

Bright kitchen with ample natural light from two uPVC double glazed tilt & turn windows to front and side with roller blinds above. Good range of fitted kitchen

units with laminate work surfaces and tiled splashbacks. Stainless steel sink with mixer tap and drainer. Dimplex wall-mounted fan heater. Smoke alarm. Hot water immersion heat controller. Serving hatch into sitting room. Plumbing for washing machine. Space for freestanding cooker. Extractor hood. Space for tumble dryer. Candy free-standing fridge freezer.

SITTING ROOM 5.97m x 3.96m (narrowing to 3.48m)

Spacious and bright sitting room benefiting from an abundance of natural light from three large floor to ceiling uPVC double glazed windows with curtain track and curtains above. Ceiling cornicing. Ceiling lights. Fitted carpet. Night storage heater. Electric flame-effect fire with freestanding surround and wooden mantel.

Carpeted staircase leading to first floor landing.

LANDING 1.84m x 4.74m

Light and airy first floor landing with large uPVC double glazed tilt & turn window to rear with curtain track and curtains above providing natural light over stairwell. Storage cupboard. Ceiling light. Fitted Carpet. Main loft access hatch.

BATHROOM 1.37m x 3.11m

Generous family bathroom with Suite of White wash hand basin, WC and bath with mains shower above. Tiled splashbacks. Wall-mounted towel rail. Obscure double glazed uPVC window to side. Dimplex wall-mounted fan heater. Vinyl flooring

BEDROOM 2 3.49m x 3.65m

Well-proportioned double bedroom. uPVC double glazed window with curtain track and curtain. Two built-in cupboards accommodating hot water immersion tank. Night storage heater. Ceiling light. Fitted Carpet.

MASTER BEDROOM 3.53m x 4.83m (narrowing to 4.02m)

Generous double bedroom overlooking rear garden. uPVC double glazed tilt & turn window to with roller blind, curtain track and curtains above. Built-in cupboard with hanging rail and shelving. Ceiling light. Triple Wardrobe. Fitted Carpet.

Outside

REAR GARDEN

To the rear of 3 Johnston Place is a fully enclosed rear garden mainly laid to lawn bordered with well-established flower beds and wooden fencing.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band E

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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.

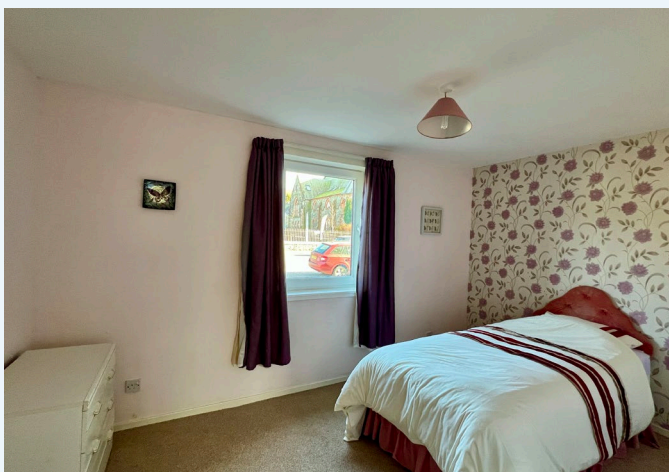
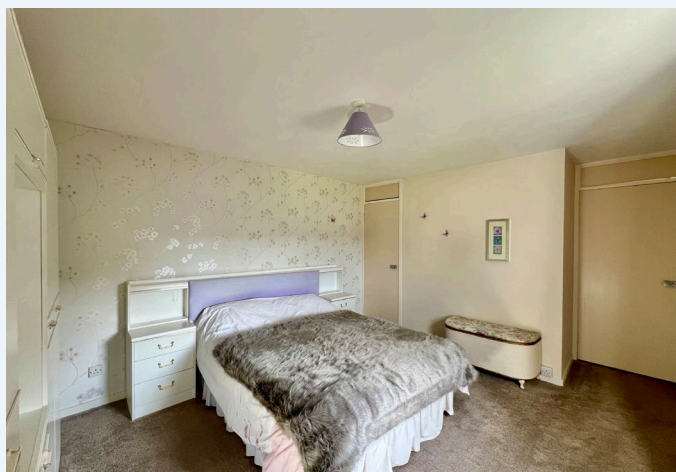
GENERAL ENQUIRIES, VIEWING & OFFERS

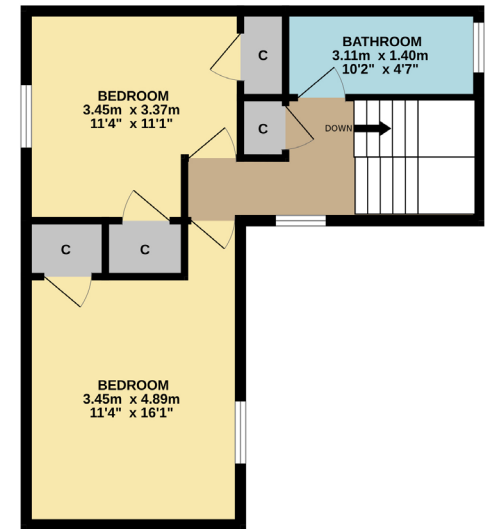
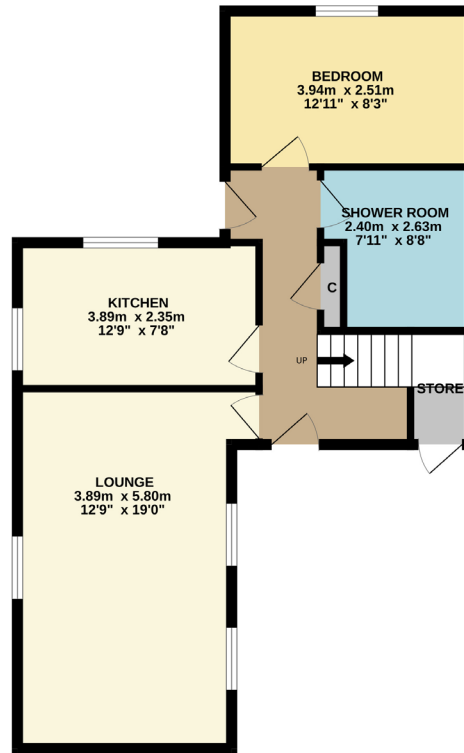
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/LM/ROSSC03-01





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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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