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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# THE OLD SADDLERY

1 CANNEE COURT, KIRKCUDBRIGHT, DG6 4XD

Well-appointed steading conversion in an idyllic edge of town location.



## Accommodation:

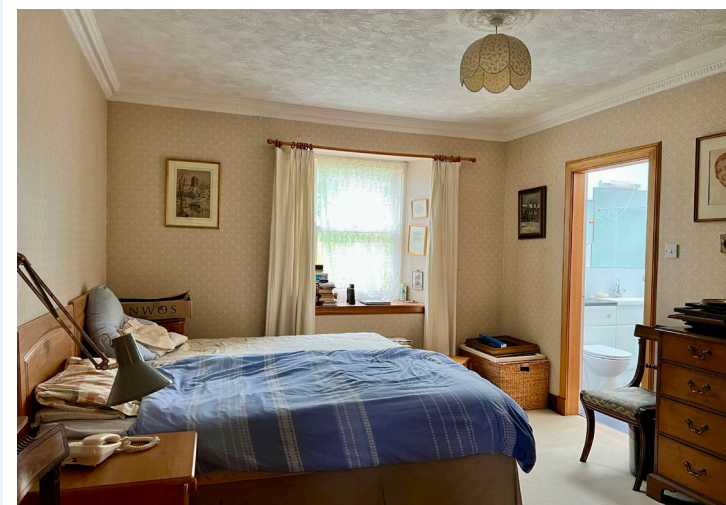
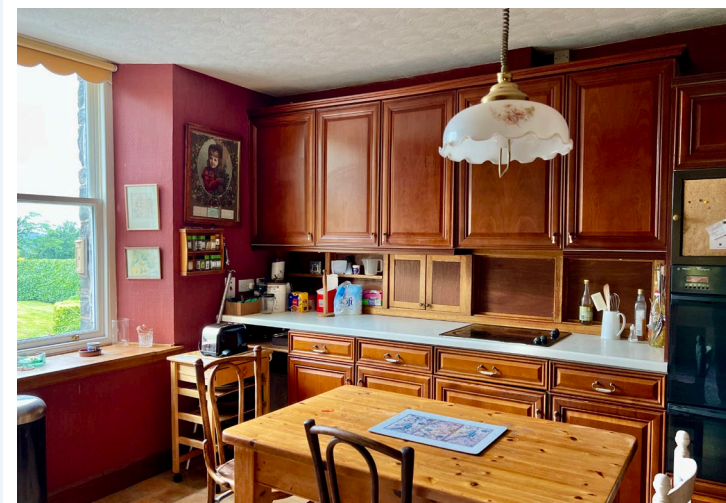
### Ground Floor:

Reception Hallway  
Shower Room  
Double Bedroom 1  
Double Bedroom 2 with  
Ensuite  
Lounge  
Kitchen

### Outside:

Garden.  
Greenhouse.  
Outbuilding.

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The old saddlery is located within the popular ‘Cannee’ steading on the edge of town. This charming property benefits from light and spacious accommodation and enjoys generous private garden to side and rear.

Located on Cannee Hill with views over the River Dee Estuary to the south, views to Cairnharrow and Cairnsmore of Fleet to the north-west and surrounding countryside. This delightful home is approximately 1 mile from Kirkcudbright town centre. Being positioned on the outskirts of Kirkcudbright, it allows convenient access to all local amenities whilst offering the opportunity of rural living. 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 golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

ACCOMMODATION

Entered through wooden obscure glazed door from central courtyard into:-

RECEPTION HALLWAY

Light and airy reception hallway with doors leading off to all accommodation. 2 Wall lights. Wooden double glazed window looking over courtyard. Large built in cupboard with curtain pole and curtain above. Radiator. Ceiling light. Ceiling cornicing. Fitted carpet.



SPACIOUS LOUNGE

6.07m x 7.01m

Bright and spacious open lounge with dining area with an abundance of natural light from 5 sash and case double glazed windows. Wall lights. Central feature Dowling ‘Sumo’ wood burning stove with stainless steel flue. Ceiling cornicing. Smoke alarm. Carbon monoxide detector. Step up to raised dining area with serving hatch to Kitchen. Fitted carpet. BT telephone point. 2 radiators.

KITCHEN

4.72m x 3.45m

Farmhouse style kitchen with a good range of fitted kitchen units with laminate work surfaces and tiled splash backs. Dishwasher. Integrated electric hob with extractor above. Electric eye level double oven. Stainless steel 1 ½ bowl sink with mixer tap and drainer to side. Sash and case window overlooking garden and neighbouring farmland with deep sill beneath. Radiator. Recessed alcove with shelving. Ceiling light. Tile effect vinyl flooring. Door leading to:-

UTILITY ROOM

3.39m x 1.97mm

Tiled flooring. Wooden clothes pulley. Sash and case window to rear. Oil fired Worcester boiler. Stainless steel sink with drainer to side and mixer tap above. Space for washing machine. Freestanding Indesit fridge freezer. Loft access hatch. Wooden glazed door leading out to rear garden.

SHOWER ROOM

2.08m x 1.77m

Spacious shower room with uPVC double glazed window to front with curtain track and curtains above. Suite of wash hand basin with mixer tap above and W.C. Tiled from floor to ceiling. Fixed bathroom mirror. Shaver light. Corner shower cubicle with mains shower above. Radiator. Ceiling light. Vinyl flooring.

DOUBLE BEDROOM

3.30m x 4.06m

Spacious rear facing double bedroom with pleasant outlook across the rear garden. Wooden sash and case window to rear with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Solid wooden floor.



DOUBLE BEDROOM WITH ENSUITE

3.52m x 4.66m

Large double bedroom overlooking the rear garden. Wooden sash and case window to rear with curtain pole and curtains above. Radiator. Triple built in wardrobe. Fitted carpet. Door leading to:-

En-suite Shower Room

2.52m x 1.97m

Generous en-suite shower room with contemporary suite of White W.C. and wash hand basin built into high gloss modern vanity unit with laminate work surfaces. Fixed bathroom mirror. Mirrored bathroom cabinet. Large walk in double shower cubicle with mains shower above. 2 Velux windows providing additional natural light. Extractor fan. Shaver light. Radiator. Recessed ceiling spotlights. Tile effect flooring. N.B. There would be space to have a bath and shower fitted if required.

OUTSIDE

To the rear of the property steps lead up to a formal lawned area bordered by hedging to the rear and fencing to one side. A paved path leads to a generous area of garden to the side with spacious paved patio with steps leading up to a further formal lawned area bordered by hedging and interspersed with mature shrubs providing a fine view across neighbouring farmland to the hills beyond. Greenhouse. Wooden Shed. Stone outbuilding.

BURDENS

The Council Tax Band relating to this property is .

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, 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)).

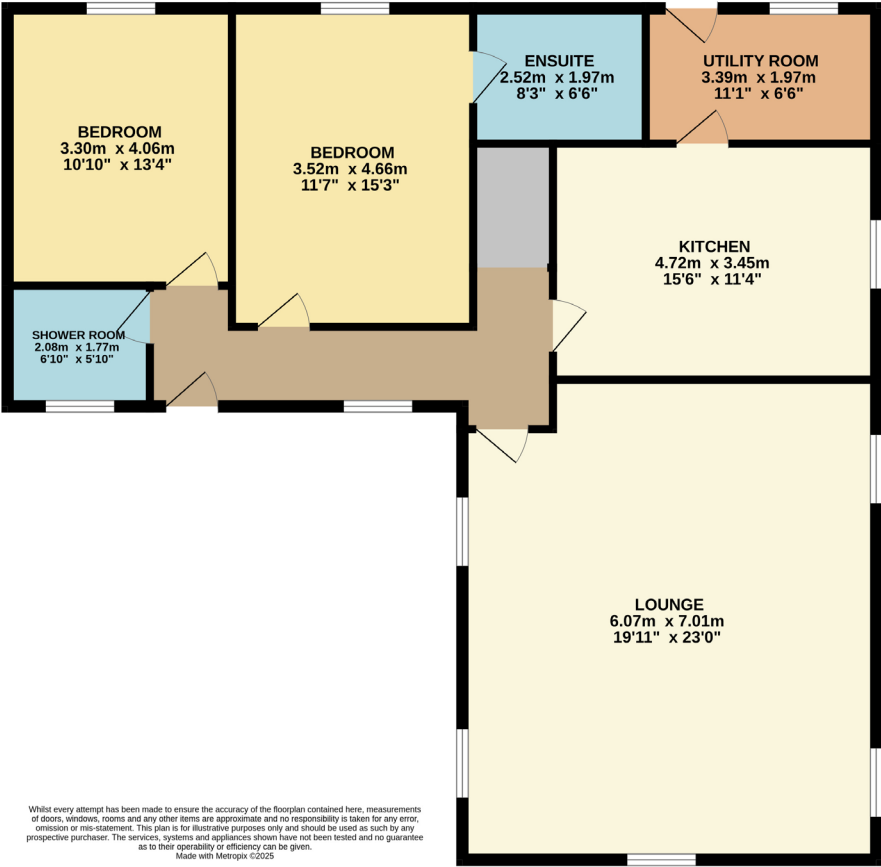
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/CREWL01-01



GROUND 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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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 to 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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