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Solicitors & Estate Agents



# 3 UNION STREET

KIRKCUDBRIGHT, DG6 4JF

Spacious and bright terraced townhouse, located in the heart of the historic artist's town of Kirkcudbright.



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## Accommodation:

### Ground Floor:

Entrance Hallway  
Sitting Room  
Kitchen  
Guest Bedroom  
W.C.

### First Floor:

Bedroom/Office/Dressing  
Room  
Double Bedroom  
Shower Room

### Attic Floor:

Shower Room  
Double Bedroom

### Outside:

Enclosed wall garden.



3 Union Street is a well-proportioned bright and spacious townhouse providing flexible accommodation over three levels. This characterful home retains main original features and 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 a front solid wooden door with glazed panel above into:-

ENTRANCE HALLWAY

Welcoming reception hallway with doorways leading off to all ground floor accommodation. Wall mounted electric cupboard. Dado rail. Ceiling cornicing. Ceiling light. Smoke alarm. Tiled flooring. Radiator. Under stair storage cupboard with ceiling light. Painted staircase with central carpet runner and painted balustrade and handrail to side with large sash and case window providing natural light above.

SITTING ROOM

4.88m x 3.64m

Bright front facing reception room with two large sash and case windows with curtain track and curtains above looking out onto Union Street. Radiator. Radiator with thermostatic valve. Feature fireplace with cast iron surround and grate set on a marble hearth. Recessed alcove with shelving above and cupboard beneath. BT telephone point. Ceiling light. Solid oak flooring. Deep skirting boards.



KITCHEN

4.09m x 3.37m

Spacious family Kitchen with a good range of Beech effect “shaker style” kitchen units with laminate work surfaces and splash-backs. UPVC double glazed tilt and turn window to rear providing ample natural light. Wooden clothes pulley. Ceiling light. Four burner gas Neff hob and integrated oven. Integrated Diplomat dishwasher. Stainless steel sink with drainer to side and mixer tap above. Radiator. Drayton hot water controller. Kenwood free standing fridge-freezer. Ceramic tiled floor.

GUEST BEDROOM

1.90m x 3.80m

Currently used as a guest bedroom but would equally be well suited as a home office or craft room. Wooden glazed window to side overlooking garden with roller blind above. Wooden glazed door leading out to garden. Radiator. Wall light and ceiling light. Door leading to W.C. Velux window. Large walk-in cupboard with hanging rail and shelving. Partially coombed ceiling. Vinyl flooring.

W.C.

1.90m x 1.74m

Wood paneling to waist height. Wooden glazed window to side. Partially coombed ceiling. Fixed bathroom mirror. Suite of white wash-hand basin and W.C. American-style top loading washing machine. Skylight. Vinyl flooring.

Wooden painted staircase with central carpet runner leading to first floor level.

First Floor Level

FIRST FLOOR LANDING

Fitted carpet. Ceiling light. Sash and case window over stairwell providing additional natural light. Doors leading off to all first floor accommodation:-

BEDROOM /OFFICE/DRESSING ROOM

2.09m x 3.79m

Currently used as a dressing room but could easily be a further bedroom. Ceiling light. Door leading off to double bedroom. Wooden sash and case window to front with curtain track and curtains above. Electric panel heater.

DOUBLE BEDROOM

3.90m x 3.79m

Fitted carpet. Sash and case window to front with curtain track and curtains above. Radiator with thermostatic valve. Two double built-in wardrobes with hanging rail and shelving with cupboards above. Ceiling light. Ceiling cornicing. Recessed alcove with built-in shelving.



SHOWER ROOM

2.51m x 3.23m

Spacious rear facing shower room with suite of white wash-hand basin built into high gloss modern vanity unit with mixer tap above. Fixed bathroom mirror with lighting above. White W.C. uPVC double glazed window to rear. Radiator. Large walk-in shower cubicle with mains shower above. Door leading to walk-in storage cupboard housing ‘Ideal’ gas fired boiler. Freestanding shelving. Ceiling light. Tile-effect vinyl flooring.

Wooden painted staircase with central carpet runner leading from first floor landing to attic level.

Attic Level

ATTIC LEVEL LANDING

Fitted carpet. Ceiling light. Smoke alarm. Velux window. Freestanding cupboard.

SHOWER ROOM

2.09m x 1.71m

Vinyl anti-slip flooring. Suite of white wash-hand basin and W.C. High gloss vanity unit. Under-eaves storage. Shaver light and socket. Walk-in corner shower cubicle. Two recessed LED ceiling spotlights. Loft access hatch.

DOUBLE BEDROOM

3.89m x 4.65m

Fitted carpet. Partially coombed ceiling. UPVC double glazed tilt and turn window to rear with curtain track and curtains above.

OUTSIDE

Enclosed wall garden mainly laid to gravel for ease of maintenance bordered by well-established shrubs and plants.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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**

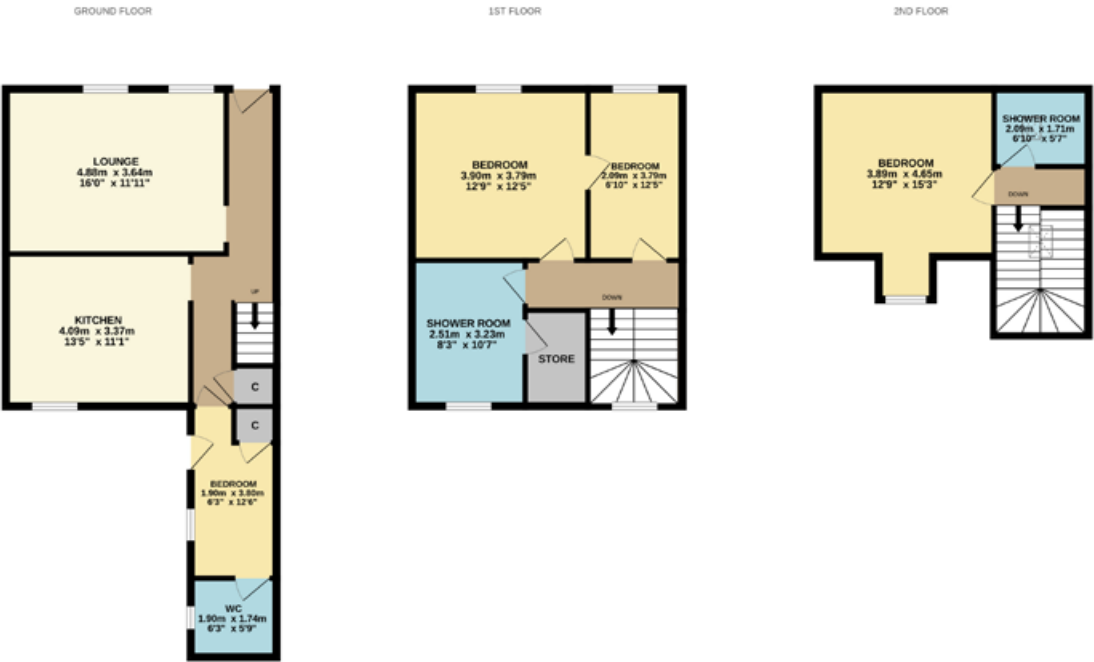
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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/PL/LINDJ02-04



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**  
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**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
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