



WILLIAMSON
& HENRY
Solicitors & Estate Agents

17 ST MARYS PLACE

Townend, Kirkcudbright, DG6 4BA

Well-presented two bedroom traditional terraced townhouse providing bright spacious accommodation over three floors.

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Accommodation:

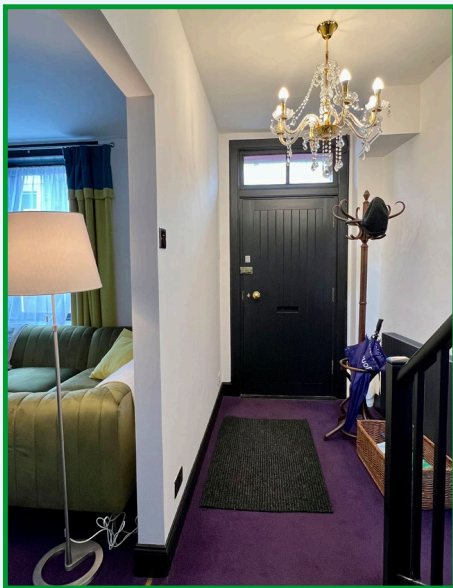
Ground Floor: Entrance Hallway
Sitting Room
Kitchen
Cloakroom

Attic Level: Double Bedroom 2
Large Walk in Cupboard

Outside: Roof Terrace
Rear Garden

First Floor: Master Bedroom with
En-suite Dressing Room
Bathroom





17 St Marys Place is a well-positioned terraced townhouse located a short walk away from all local amenities. The property provides bright spacious accommodation over 3 floors.

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

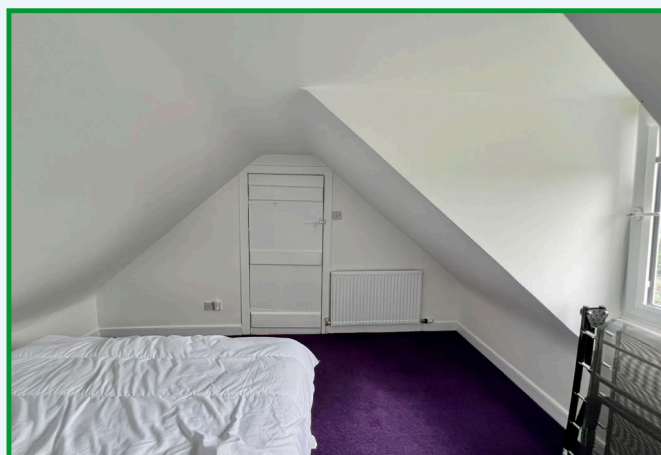
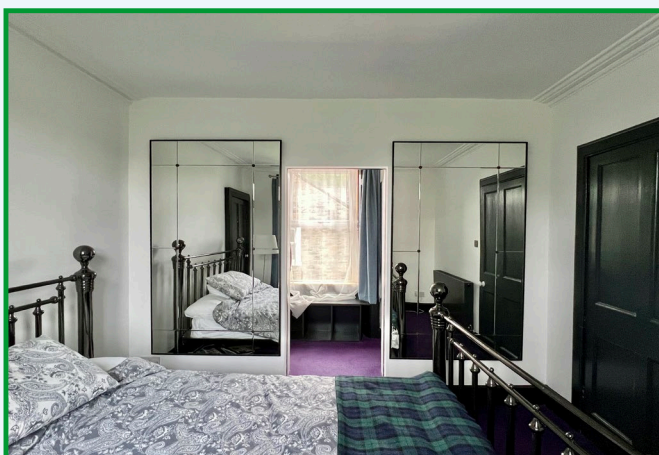
courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

ACCOMMODATION

Entered through solid wooden door with glazed panel above into:-

ENTRANCE HALLWAY

Light spacious reception hallway with doors leading off to sitting room, kitchen and cloakroom. Ceiling light. Radiator. Wall mounted cupboard housing electric meter. Under stair storage cupboard. Fitted Carpet. Wooden glazed door leading out to rear. Carpeted staircase with painted wooden handrail and banister leading to first floor level.



SITTING ROOM

4.60m x 3.20m

Well-proportioned front facing reception room with ample light from uPVC double glazed window to front with curtain pole and curtains above. Recessed alcove with built in shelving. Feature fireplace with electric living flame effect fire. Further recessed alcove with shelving and cupboard beneath. Radiator. Fitted carpet.

KITCHEN

4.19m x 4.06m

Contemporary graphite grey fitted kitchen with brushed brass effect handles with laminate work surfaces and splashbacks. Sink with drainer to side and mixer tap above. Under counter lighting. Integrated electric oven with integrated induction hob and extractor hood above. Integrated washer/dryer. 2 ceiling lights. Built in breakfast bar area. Recessed shelved alcove with built in shelving. UPVC double glazed window to rear. Radiator. Vinyl flooring.

CLOAKROOM

1.53m x 0.94m

Well positioned ground floor cloakroom with white wash hand basin and white W.C. Vinyl flooring.

Carpeted staircase with wooden handrail and banister leading to first floor level. With doors leading off to bathroom and master bedroom. UPVC double glazed window above stairwell. Radiator.

First Floor Level

MASTER BEDROOM WITH EN-SUITE DRESSING ROOM

3.20m x 3.00m

Light and spacious master bedroom with en suite dressing room. Ceiling cornicing. Ceiling light. Double wooden glazed doors leading out to roof terrace with curtain poles and curtains above. Radiator. Two fixed floor to ceiling mirrors. Fitted carpet. Opens into en-suite dressing room area.

En-suite Dressing Area

uPVC double glazed sash and case window to front with deep sill beneath. Curtain pole and curtains above. Built in shelving and hanging rails. Ceiling cornicing. Ceiling light. Fitted carpet.



BATHROOM

1.80m x 1.70m

Contemporary bathroom with white wash hand basin inset into modern vanity unit with mixer tap above and backlight bathroom mirror. Walk in corner shower cubical. Matt graphite grey heated towel rail. Wall mounted bathroom cabinet. Wood effect shower wall paneling. Obscure glazed uPVC double glazed window. Recessed LED ceiling lights. Extractor fan. Vinyl flooring.

Carpeted staircase with painted wooden handrail and banister leading to attic level. Velux window.

Attic Level

DOUBLE BEDROOM 2

3.50m x 3.20m

uPVC double glazed window to rear. Partially coombed ceiling. Radiator. Fitted carpet.

LARGE WALK IN CUPBOARD

Outside

ROOF TERRACE

5.00m x 3.60m

Spacious roof terrace mainly laid to AstroTurf with privacy screening and wrought iron handrail and balustrade.

REAR GARDEN

There is a small yard accessible from the reception hallway.

BURDENS

The Council Tax Band relating to this property is B.

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

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).

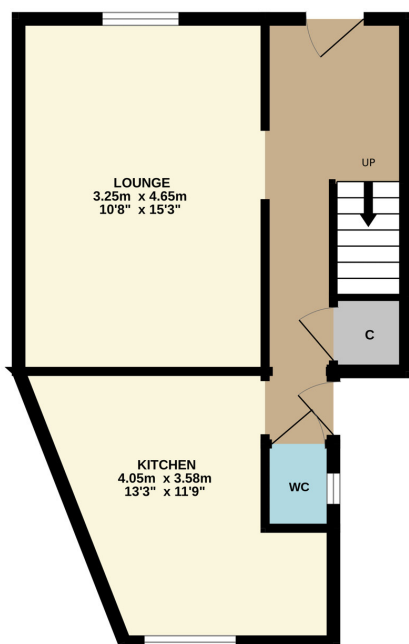
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

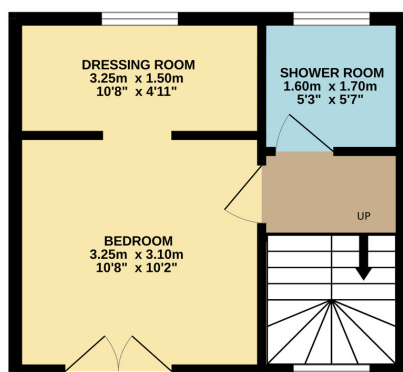
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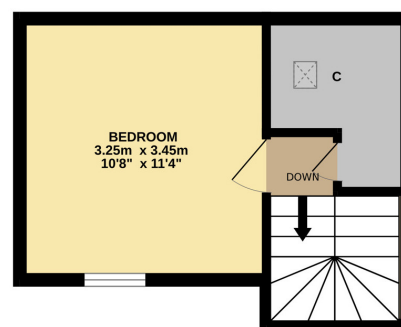
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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