



WILLIAMSON
& HENRY
Solicitors & Estate Agents



21 CASTLE STREET

KIRKCUDBRIGHT, DG6 4JA

Well-proportioned stone built listed town house, with private walled garden, bordering Tanpits Lane.

Ground Floor:

Vestibule
Hallway
Family Room/Snug
Sitting Room
Kitchen
Utility Room
Downstairs W.C.
Rear Entrance Area
Workshop

First Floor:

Master Bedroom
Double Bedroom (Front)
Double Bedroom (Rear)
Family Bathroom

Second Floor:

Walk in Storage Cupboard
W.C.
Double Bedroom 3 (Rear)
Double Bedroom 4 (Front)

Outside:

Greenhouse
Wooden Summer House



21 Castle Street is a well-proportioned, traditional semi-detached townhouse, located at the entrance to Tanpits Lane.

The property retains many of its original features and the suggestion is that the fireplace in the sitting room may be an original Adam fireplace. There is pedestrian side access into the rear garden from Tanpits Lane.

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. of course golf. The Solway is also a popular yachting destination.

ACCOMMODATION

Enter through a wooded door from Castle Street in to:-

VESTIBULE 2.02m x 1.3m (6’6” x 4’2”)

Tiled floor. Picture rail. Electric fuse box. Wooden glazed door with stain glass window above leading in to:-

HALLWAY 5.1m x 1.31m (at longest) (16’7” x 4’3”)

“L” shaped hall. Parquet wooden floor. With doorways leading off to the Family Room/Snug, Sitting Room and Kitchen. Stair case to first floor level.

FAMILY ROOM/SNUG 4.24m x 3.90m (13’9” x 12’8”) The measurements do not include the wide arched recess (7’2” x 2’2”)

This bright room located at the front of the property still features its original corning Window to street with working shutters and deep Ingo; fireside recesses with display shelves and cupboards below; very fine mantel piece,



certainly of Adam style and it has been suggested that this will be the original fire surround, now with a tiled inset and hearth with coal effect gas fire; central light fitment.

SITTING ROOM 5.94m x 3.58m (19’5” x 11’7”)

Front facing on to Castle Street. A spacious and attractive room, entered from the hall and is conveniently situated adjacent to the kitchen. Double glazed window to the front with original working shutters; parquet flooring; two decorative shelved recesses. Glazed Inner window into the kitchen.

KITCHEN 6.36m x 3.94m at widest narrowing to 2.25m (20’8 x 12’9 narrowing to 7’3)

Two steps from the hall lead down into the kitchen, which has a very bright wide window with deep sill giving added feeling of space and brightness. Belfast Sink. Gas fired Aga; base and wall mounted units. Solid wood work surfaces; extensive tiled splash backs to surfaces. Large skylight providing additional natural light to the room. Doorways leading to utility room and rear entrance area.

UTILITY ROOM 3.31m x 2.02m (10’9” x 6’6”)

Painted concrete floor. Plumbing for washing machine. Built-in wall cupboards and shelving. Wooden door leading to W.C. Further doorway leading to Workshop.

WC

W.C. Wash hand basin. Radiator with thermostatic valve. Double glazed Velux window. Hot water heater above sink. Mirror. Extractor fan.

REAR ENTRANCE AREA

Wood glazed door leading to the garden.

WORKSHOP 3.77 m x 2.49m (12’4” x 8’2”)

With Painted brick walls. Double glazed uPVC window to the side overlooking the garden. Single glazed window to the rear. Full height storage cupboard. Power and light; three roof windows.

Staircase with original solid wood banister. Carpet with carpet rods. Leading to:-



First Floor Accommodation:-

First floor landing with doorways leading off to three double bedrooms and family bathroom.

MASTER BEDROOM (Front) 4.96m x 2.95m (16’3” x 9’7”)

Two 12 pane double glazed windows with original wooden shutters overlooking Castle Street. Original varnished wooden floorboards. Deep skirting boards. Corning. Radiator with thermostatic valve.

DOUBLE BEDROOM 1 (Front) 4.27m x 3.95m (14’ x 13’)

Double glazed window with original wooden shutters with built-in bookshelf underneath. Radiator with thermostatic value. Original Varnished wooden floorboards. Two large built-in cupboards with hanging rail and shelf above.

DOUBLE BEDROOM 2 (Rear) 3.61m x 2.99m (11’8” x 9’8”)

UPVC sash and case window overlooking rear garden with views over Tanpits Lane to the Barrhill Woods. Original wooden window shutters. Built-in storage shelf underneath, Radiator with thermostatic valve. Painted Wooden floorboards.

FAMILY BATHROOM 3.02m x 2.78m (9’9” x 9’1”)

White bathroom suite consisting of W.C., sink and corner bath with shower mixer tap. Wooden painted panelling to waist height. Cupboard housing gas boiler. Shower cubicle with Respatex wall panels and mains shower. Radiator with thermostatic valve. Shelved linen cabinet. Down lighters. Wooden floorboards. Double Glazed Window to rear.

Staircase with carpet and carpet rods and wooden banister. With one feature painted stone wall with ceiling beams leading to:-

Second Floor Accommodation:-

Mezzanine landing with wooden floorboards. Velux window. Doorways leading to W.C., bedrooms and original wooden door and latch in to storage cupboard.



STORAGE CUPBOARD 2.29m x 1.78m (in to eaves) (7'5" x 5'8")

Built-in shelving. Wooden floor. Beam.

W.C. 1.98m x 0.98m (6'5" x 3'2")

W.C. White sink on top of wooden sink unit with mixer tap. Wooden floor. Velux window. Wood panelling to waist height.

DOUBLE BEDROOM 3 3.63m x 3.21m (at widest) (11'9" x 10'5")

Two steps down in to bedroom. UPVC double glazed window overlooking rear garden. Radiator with thermostatic valve. Built-in bookcase shelves. Wooden floor. Cupboard housing hot water cylinder tank. Built-in bench/desk with power points and telephone point.

DOUBLE BEDROOM 4 3.95m x 3.88m (under eaves) (13' x 12'7")

An exceptionally bright room with two windows to the street with additional side windows and a window to the rear. The room has views along Castle Street at the front and to the Barrhill Woods at the rear; radiators; built in cupboards.

OUTSIDE

Rear walled garden has pedestrian access from Tanpits Close along a pebbled path with raised flower bed with mature shrubs. Path leads round to large lean to greenhouse against stonewall, with glazed roof and built-in shelving and tiled floor. Manicured lawn with patio area to the left and flower beds surrounding.

GREENHOUSE 3.53m x 2.21m (11'6" x 7'3")

A lean-to greenhouse against the high south facing stone wall; Terrazzo tiled flooring; light

WOODEN SUMMER HOUSE**BURDENS**

The Council Tax Band relating to this property is Band E.

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 One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

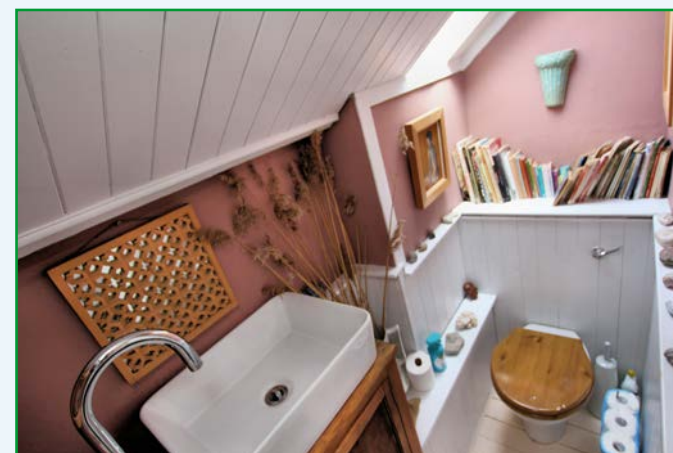
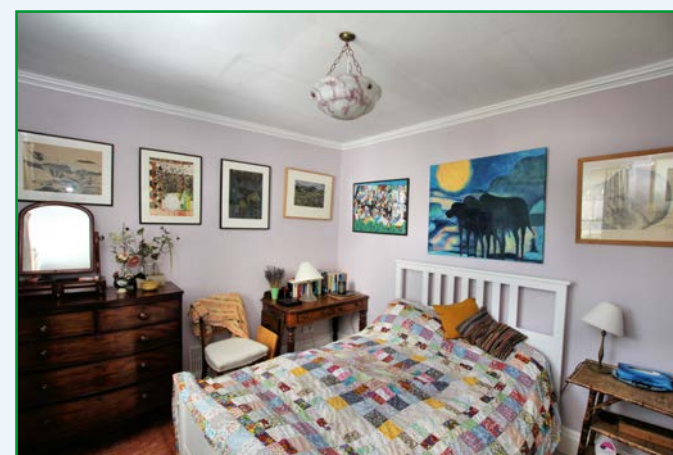
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

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).

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 332057.

Ref: IMR/SM/KINGA01-07





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