



WILLIAMSON
& HENRY
Solicitors & Estate Agents



14 WHEATCROFT

KIRKCUDBRIGHT, DG6 4LF

Surprisingly spacious two bedroom mid terraced bungalow a short distance away from all local amenities.

Accommodation:

Ground Floor:

Entrance Vestibule

Reception Hallway

Sitting Room

Double Bedroom 1

Double Bedroom 2

Kitchen

Conservatory

Shower Room

Outside:

Front and Rear Gardens.

14 Wheatcroft is a deceptively spacious mid terraced bungalow benefiting from 2 reception rooms and 2 double bedrooms. This property is located a short level walk away from Kirkcudbright town centre and is close to all local amenities.

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

A paved path with two steps lead and entered through uPVC obscure glazed door with uPVC obscure glazed side panels into:-

ENTRANCE VESTIBULE

Fitted carpet. Radiator. Built in cupboard housing RCD consumer unit. Ceiling light. Ceiling cornicing. 15 pane wooden glazed door into:-

RECEPTION HALLWAY

Wide, welcoming reception hallway with doors leading off to sitting room, shower room, two double bedrooms and kitchen. Radiator. Ceiling light. Thermostat heating controller. Built in cupboard with shelving and ceiling light providing useful additional storage. Smoke alarm. Fitted carpet.

SITTING ROOM

Bright, spacious front facing reception room benefiting from ample natural light from two uPVC double glazed window with curtain poles and curtains above. Radiator. Built in corner media unit with shelving above and TV aerial point. Two wall lights. Central feature fireplace with flame effect fire sat on marble hearth with marble surround. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 1

Good sized double bedroom with uPVC double glazed window to front with curtain track and curtains above. Radiator. Ceiling light. Fitted carpet

DOUBLE BEDROOM 2

The smaller of the two double bedrooms overlooks the rear garden. uPVC double glazed window with curtain track and curtains above. Built in wardrobe with hanging rail and shelving above. Radiator. Fitted carpet.

KITCHEN

Generous dining kitchen with a good range of shaker style fitted kitchen units with laminate work surfaces. Integrated fridge freezer. Integrated electric double oven. Five burner gas hob with extractor hood above. Stainless steel sink with mixer tap above. Slimline integrated dishwasher. Integrated washer/dryer. uPVC double glazed picture window with roller blind above overlooking garden to rear. Solid wooden floor. Radiator. Centaur plus central heating controller. TV aerial point. uPVC double glazed door leading to:-

CONSERVATORY

Spacious conservatory with uPVC double glazed windows on three walls. Tile effect vinyl flooring. Wall lights. Venetian blinds. UPVC double glazed door leading out to rear garden.

SHOWER ROOM

Suite of white wash hand basin and W.C. Walk in double shower cubicle with mains shower above. Two extractor fans. uPVC obscure glazed window to rear with roller blind above. Chrome heated towel rail. Tiled from floor to ceiling. Vinyl anti slip flooring.

OUTSIDE

The front garden is fully enclosed with fencing. A pedestrian gate from Wheatcroft and paved path leads up to the front entrance and is bordered by well-established shrubs and perennials on both sides.

The rear garden can be accessed directly from the conservatory and is bordered by fencing and shrubs.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

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.

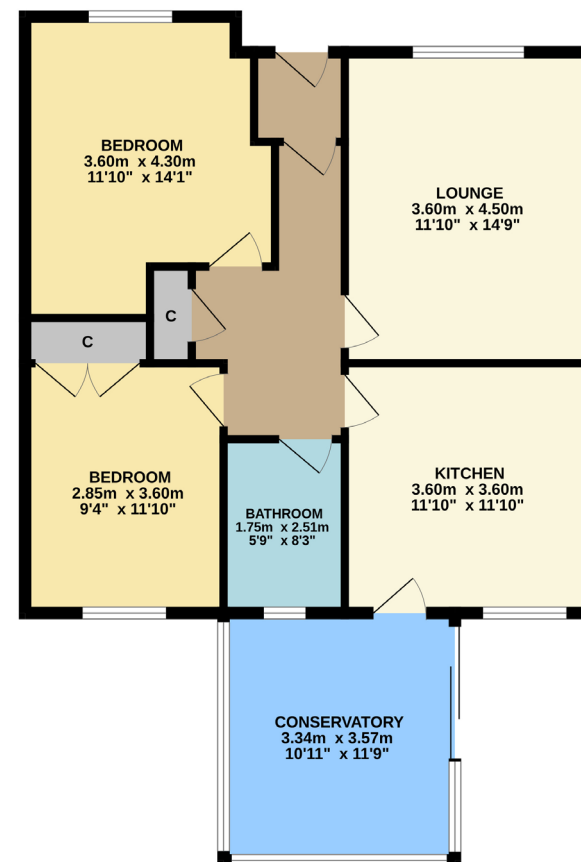
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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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