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WILLIAMSON
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Solicitors & Estate Agents



APRICITY COTTAGE

30C HIGH STREET, KIRKCUDBRIGHT, DG6 4JX

Traditional mid-terraced cottage, which has been recently refurbished throughout, enjoying a quiet south facing location which enjoys the sun most of the day and is tucked away in a close off Kirkcudbright's historic High Street.



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Accommodation:

Ground Floor:

Sitting Room
Kitchen
Shower Room

First Floor:

Bedroom
W.C.

There is a Coal / log store outside. Small Area to Front for Bistro Set.



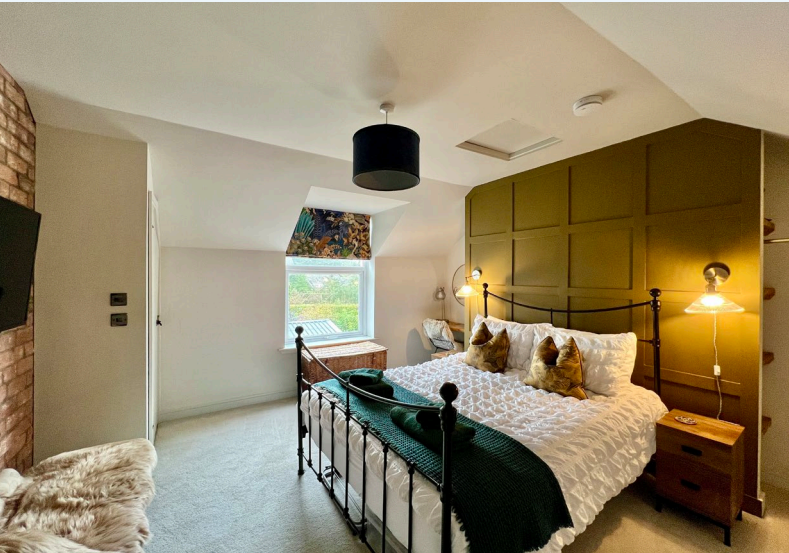
Apricity Cottage is a well presented and deceptively spacious one bedroom terraced house situation in one of Kirkcudbright’s picturesque closes in the historic High Street. This characterful home has been tastefully modernised throughout by the current owners and enjoys a private and peaceful location, whilst being in a central and convenient location for the amenities of the bustling harbour town of Kirkcudbright. This lovely property offers light and spacious accommodation and would be ideal for a first time buyer. The property is currently let on a successful short term let via Air bnb by the current owners. Viewing is highly recommended.

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 from the front of the close through composite glazed door with glazed panel above into:-



Ground Floor

SITTING ROOM 4.15m x 3.75m

Accessed from the close this bright and spacious sitting room has ample natural light from UPVC double glazed window to front. Smoke alarm. Electric heater. Ceiling light. Two wall lights. Brick-built feature fireplace with inset cast iron wood burning stove. Limed oak-effect flooring.

Doorway leading off to:-

KITCHEN 2.25m x 2.10m

Bright and modern kitchen with a good range of fitted kitchen units and laminate work surfaces and splash-backs. UPVC double glazed window to rear with Roman Blind above, with further uPVC double glazed window to side, with Roman Blind above providing additional natural light. Ceiling light. Integrated hob with extractor hood. Sink with mixer tap above. Tile-effect vinyl flooring.

SHOWER ROOM 1.38m x 2.48m

Suite of white wash-hand basin with mixer tap above and tiled splash-back. White W.C. Walk-in shower cubicle with monsoon rainfall shower head above. Recessed LED ceiling spotlights. Partially coombed ceiling. Wood-effect laminate flooring.

Carpeted staircase leading to first floor level:-

First Floor

BEDROOM 4.25m x 4.15m

Bright, spacious front facing bedroom with fitted carpet. Exposed brick feature wall. Built-in cupboard with hanging rail and shelving. UPVC double glazed window to front with Roman Blind above. Recessed alcove providing useful additional storage with hanging rail and shelving to one side and further recessed alcove providing built-in dressing table/desk area. Two wall lights.

W.C. 1.40m x 0.90m

This well positioned room is located off the bedroom. Wood panelling on two walls. White W.C. and white sink with tiled splash-back. Partially coombed ceiling. Wood-effect laminate flooring.

OUTSIDE

LOG STORE

There is a small area to the front of the property for a bistro set.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band 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.”

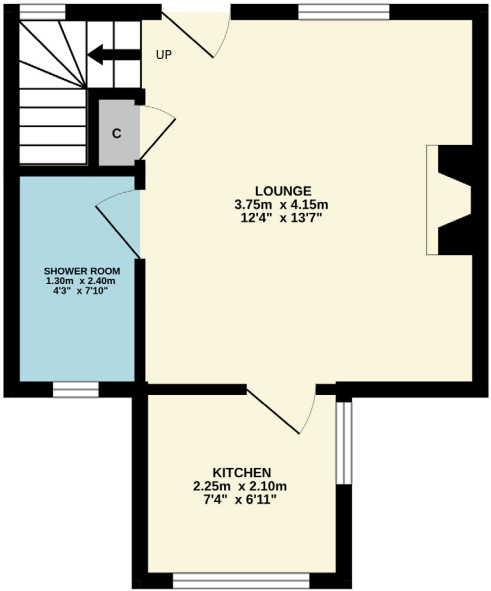
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

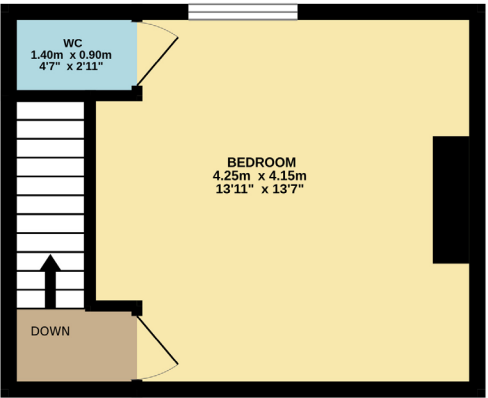
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/SHEPJ02-09

GROUND FLOOR



1ST 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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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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