



WILLIAMSON
& HENRY
Solicitors & Estate Agents



13 BRIDGE STREET

KIRKCUDBRIGHT, DG6 4DW

This bright Bridge Street property, with private entrance at ground level has views overlooking Kirkcudbright harbour from the kitchen.

The property is superbly situated within close proximity to all local amenities and benefits from gas central heating and double glazing.

Accommodation:

Ground Floor:

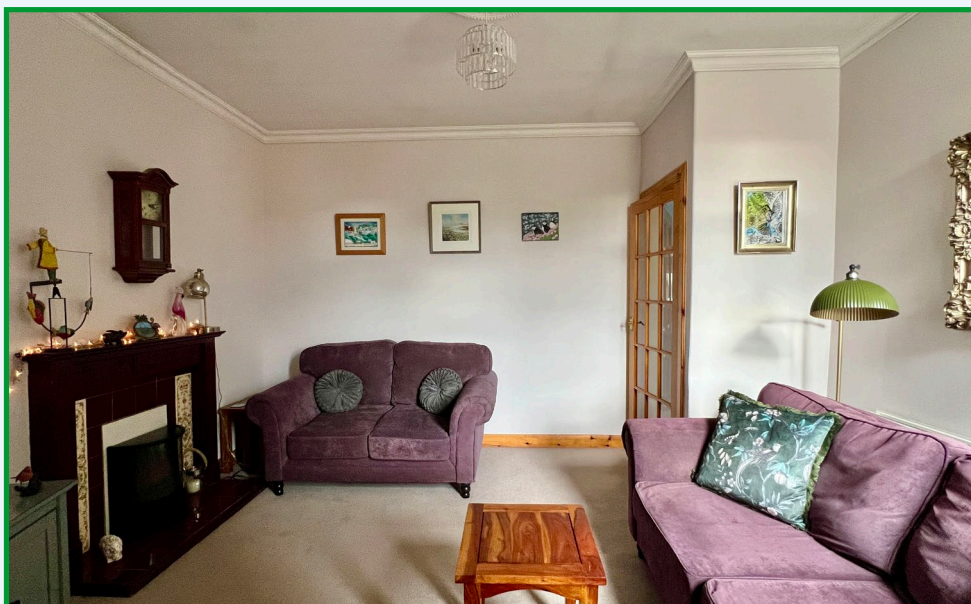
Entrance Hall with wide stair to:-

First Floor:

Hall
Sitting Room
2 Double Bedrooms
Bathroom
Kitchen

Outside:

Shared garden with pathway to the harbour.



13 Bridge Street is within a fine terraced row of whinstone houses with sandstone facings. Although a First Floor Flat, this bright and airy property benefits from having its own exclusive main door entrance from the pavement at the front and also to the rear garden. It is a bright and spacious flat, which would be well suited to a first time buyer or buy to let.

Kirkcudbright itself is an attractive harbour town which boasts an array of historical and architectural features of interest, including a castle in its town centre, an ancient High Street, Toll Booth Art's Centre, Stewartry Museum and numerous galleries, including the newly opened Kirkcudbright Gallery and Café on St Mary Street. Known as the "Artists' Town", Kirkcudbright was the home of the renowned Artist, E A Hornel (one of the "Glasgow Boys") and other artists who formed the artist colony. The town has an affiliation for art exhibitions and crafts. Within town there is a wide variety of family owned shops, pubs, hotels and restaurants, active sport facilities, including a golf course, marina, swimming pool, tennis courts, squash courts, as well as an active Summer Festivities Programme, including its own Jazz Festival, Tattoo and Riding of the Marches celebrations.

ACCOMMODATION

Entered through solid wooden exterior door into:-

ENTRANCE VESTIBULE **1.21m x 1.64m**
Tiled flooring. Fifteen paned wooden glazed door Opening to:-

ENTRANCE HALLWAY (s shaped) (Front) 3.71m x 1.21m) (Rear 4.09m x 0.95m)
Welcoming reception hallway with carpeted staircase leading to first floor level. Under stair storage cupboard. The front hallway is laid to wood laminate flooring with the rear hallway leading to garden is tiled. Door leading out to rear garden.

Carpeted staircase with solid oak handrail and balustrade leading to first floor level. A large double glazed picture window at the turn provides ample natural light over the stairwell.

FIRST FLOOR HALLWAY **2.57m x 2.03m**
A bright, spacious first floor hallway with natural light; laid out in carpet; radiator; hatch leading to the attic, which provides ample room for storage. Doorways lead off to the sitting room and both bedrooms.



SITTING ROOM **4.44m x 3.68m**
Well-proportioned sitting room with uPVC double glazed window to rear. Radiator. Wooden glazed door leading to inner hallway. Ceiling cornicing. Ceiling light. Tiled fireplace with wooden surround and mantel. Ceiling light. Fitted Carpet.

INNER HALL
Bright inner hallway with doorways leading off to Bathroom and Kitchen. Ceiling light. Fitted Carpet. UPVC double glazed window to rear.

BATHROOM **2.3m x 2.33m**
Contemporary bathroom with ample natural light from skylight. Mosaic tile effect flooring. Suite of White wash hand basin and WC inset into modern vanity unit. White bath with mains shower above. Glass shower screen to side. Respatex style wall paneling on all walls. Contemporary chrome heated towel rail. Mirror. Extractor fan.

BEDROOM 1 **4.29m x 3.63m**
This bright and spacious, high ceilinged room features twin uPVC double glazed windows to front overlooking Bridge Street, with window seat and built in storage cupboards beneath.

BEDROOM 2 **3.83m x 2.59m**
This room is large enough to accommodate either two single beds or a double bed; window with deep sill to front. Laid out in carpet; dado rail; radiator.

KITCHEN **3.19m x 2.97m**
This bright kitchen benefits from a good range of Shaker style fitted Kitchen Units and butcher block wood effect work surfaces providing ample storage and preparation space. Tiled splash backs. Space for free standing fridge freezer. Stainless steel one and half bowl sink with mixer tap above and drainer to side. Integrated electric oven. Integrated electric hob with stainless steel chimney style extractor hood above. Space for washing machine. Radiator. Large uPVC double glazed picture window overlooking the rear and catching views of Kirkcudbright's bustling Harbour. Carbon monoxide alarm. Vinyl tiled flooring.

OUTSIDE
Accessed via the ground floor rear hall, there is a shared common area of stone chips with a path leading from the garden to the harbour.



BURDENS
The Council Tax Band relating to this property is B.

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. 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.

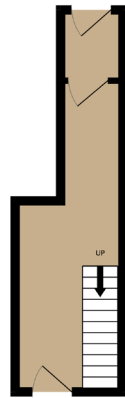
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk). Offers are invited in the style 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.

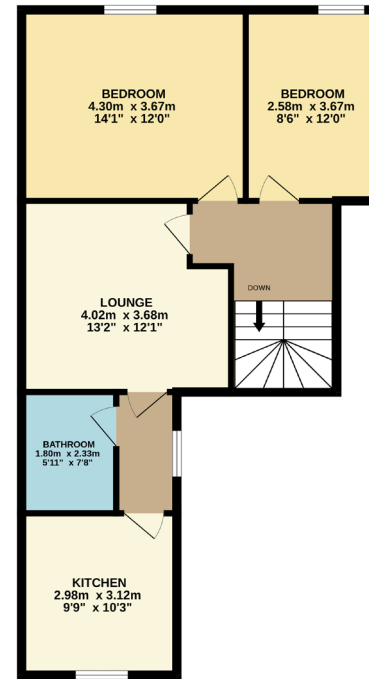
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GROUND FLOOR



FIRST 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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