



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents







# 57 VICTORIA PARK

KIRKCUDBRIGHT, DG6 4EN

Bright and spacious semi-detached house in popular residential location but within easy access of all local amenities.

## **Accommodation:**

### **Ground Floor:**

Entrance Hallway  
Walk in Cupboard  
Reception Hallway  
W.C.  
Open Plan Sitting / Dining Room  
Kitchen  
Conservatory

### **First Floor:**

Landing  
3 Double Bedrooms  
Shower Room

### **Outside:**

Front Garden and Rear Garden. Garden shed.



57 Victoria Park is a well-proportioned bright and spacious semi-detached house located a short walk away from all local amenities. This delightful home would be ideally suited to a first time buyer or buy to let investment.

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 garden through uPVC glazed door into:-

**ENTRANCE HALLWAY** **0.83m x 0.83m**

15 pane wooden glazed door leading into reception hallway. Further wooden glazed door leading to walk-in cloak cupboard. Fitted carpet.



**WALK IN CUPBOARD** **2.75m x 0.73m**

Spacious walk in cupboard providing useful additional storage and housing electric meter. Ceiling light. Coat hooks. Fitted carpet.

**RECEPTION HALLWAY** **2.83m x 0.84m**

Under stairs storage cupboard. Ceiling light. Smoke alarm. Radiator. Understair cupboard. Fitted carpet. Doors leading off to all ground floor accommodation. Carpeted staircase leading to first floor level with painted wooden handrail and banister.

**W.C.** **1.88m x 0.92m**

White wash hand basin with tiled splashbacks and W.C. uPVC obscure glazed window to side. Ceiling light. Radiator. Wood effect laminate flooring.

**OPEN PLAN SITTING / DINING ROOM** **6.58m x 3.74m**

Entered through a 15 pane wooden glazed door from reception hallway into a bright and spacious reception room with dual aspect uPVC double glazed window to front and rear with curtain track and curtains above.

**Sitting Room 3.86m x 3.74m**

The sitting room area located to the front and enjoying a pleasant view across the front garden benefits from a fireplace with inset gas fire set on marble hearth with marble surround and wooden mantle above with recessed alcove with built-in shelving and cupboard to side. Ceiling light. Radiator. Fitted Carpet.



**Dining Room** **3.23m x 3.02m**

The dining area located to the rear overlooks the garden. Serving hatch to kitchen. Ceiling lights. Radiator. Fitted carpet.

**KITCHEN** **3.56m x 2.97m**

Good range of fitted kitchen units with laminate work surfaces. Stainless steel sink with taps above and drainer to side. Serving hatch to open plan sitting / dining room. Freestanding cooker. uPVC double glazed window overlooking garden to rear. Fluorescent strip light. Smoke alarm. Radiator. Tile effect vinyl flooring. uPVC double glazed door leading to:-

**CONSERVATORY** **2.58m x 2.43m**

uPVC double glazed windows on all sides with venetian blinds. Electric heater. Wall light. Oak effect laminate flooring. uPVC double glazed door leading out to garden.

Carpeted staircase with painted wooden handrail leading to first floor level with uPVC double glazed window, with roller blind, curtain track and curtains, over stairwell providing additional natural light.

**First Floor Level**

**LANDING**

3 built-in cupboards. Ceiling light. Smoke alarm. Telephone. Radiator. Fitted Carpet.





**DOUBLE BEDROOM 1****3.51m x 2.85m**

uPVC double glazed window with curtain track and curtains above overlooking the rear garden. Built-in wardrobe with hanging rail and shelving. Ceiling light. Radiator. Fitted carpet.

**DOUBLE BEDROOM 2****3.06m x 3.09m**

Generous double bedroom with uPVC double glazed window overlooking rear garden with curtain track and curtains above. Ceiling light. Radiator. Fitted carpet.

**DOUBLE BEDROOM 3****3.69m x 2.69m**

Front facing double bedroom with uPVC double glazed window with curtain track and curtains above. Ceiling light. Radiator. Fitted carpet.

**SHOWER ROOM****1.91m x 1.80m**

Spacious and light wet room style shower room with walk in shower cubical and electric shower above. White wash hand basin and W.C. uPVC obscure glazed window to front with roller blind above. Manrose extractor fan. Ceiling light. Chrome towel rail. Radiator. Vinyl anti-slip flooring.

**Outside**

57 Victoria Park is well positioned with generous gardens to front and rear. The front garden has off street parking and is mainly laid to gravel with paved path leading out to pavement as well as round to the rear garden.

The south facing rear garden is mainly laid to lawn with paved patio immediately to the rear of the house. The lawn is bordered by mature shrubs and hedging. Garden shed.

**BURDENS**

The Council Tax Band relating to this property is C.

**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](mailto: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/ES/MCHEN01-02







**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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