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Solicitors & Estate Agents



BEACONSFIELD

17-19 BRIDGE STREET, KIRKCUDBRIGHT, DG6 4DW

Substantial 3 storey townhouse in the central and convenient location for the artist town of Kirkcudbright and all local amenities. The property has a pleasant outlook across the River Dee and benefits from many original features.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Dining Room
Sitting Room
Kitchen
Rear Hallway
Shower Room

Half Landing:

Shower Room

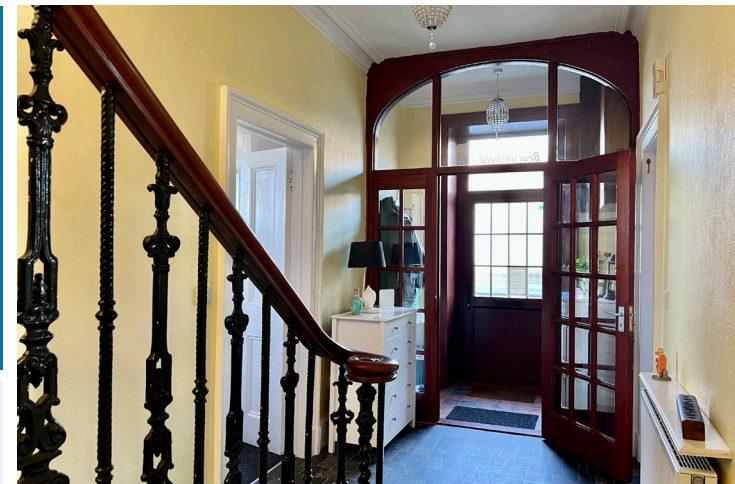
First Floor:

Landing
Double Bedroom 1
(Rear Facing)
Double Bedroom 2
(Front Facing)
Double Bedroom 3 with
Dressing Area (Front Facing)

Second Floor:

Landing
Double Bedroom 4
Box Room
Double Bedroom 5

Outside:



Well-proportioned townhouse providing bright and flexible accommodation throughout. The property benefits from fine views across the River Dee to the hills beyond.

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 Bridge Street through uPVC wooden obscure glazed door with glazed panel above into:-

ENTRANCE VESTIBULE **2.08m x 1.09m**
Ceiling cornicing. Ceiling light. Tiled floor. 15 pane wooden glazed door with glazed side panels leading into:-

RECEPTION HALLWAY **4.54m x 4.35m**
Ceiling cornicing. Ceiling light. Smoke alarm. Central heating thermostatic controller. Radiator with shelving above. Under stair storage cupboard. Tile effect vinyl flooring. Carpeted staircase with wrought iron handrail and wooden banister leading to half landing and first floor level. Doors leading off to sitting room, dining room. Kitchen and rear hallway.

SITTING ROOM **4.56m x 3.50m**
uPVC double glazed tilt and turn window to front with curtain pole and curtains above. Brick built fireplace with cast iron woodburning stove set on tiled hearth. Ceiling cornicing. Ceiling light. Smoke alarm. Carbon monoxide detector. Radiator with shelving above. Fitted carpet.



DINING ROOM **4.25m x 5.80m**
2 uPVC double glazed tilt and turn windows to front with curtain pole and curtains above looking over towards River Dee. Ceiling cornicing. Ceiling light. Recessed alcove with shelving and cupboard beneath. Radiator with shelving above. Fitted carpet.

KITCHEN **4.56m x 3.14m**
Generous kitchen with a good range of fitted kitchen units and laminate work surfaces. Gas fired range cooker with stainless steel splashback and chimney style extractor hood above. Stainless steel 1½ bowl sink with drainer to side and mixer tap above. Space for American style fridge freezer. uPVC double glazed tilt and turn window to rear with blind. Wall mounted gas boiler. Ceiling cornicing. Ceiling light. Smoke alarm. Carbon monoxide detector. Radiator with shelving above. Tile effect vinyl flooring.

REAR HALLWAY
Space for washing machine. Ceiling light. Tile effect vinyl flooring. uPVC double glazed door leading out to rear courtyard garden. Doorway leading into:-

SHOWER ROOM **2.20m x 1.55m**
Generous shower room with suite of white wash hand basin and W.C. Shower cubicle with mains shower. Respatex style shower paneling on all walls. Chrome heated towel rail. uPVC obscure glazed window to rear. Ceiling light. Vinyl anti-slip flooring.

Carpeted staircase with wrought iron balustrade and wooden handrail leading to:-

HALF LANDING
uPVC double glazed window to side with deep-sill beneath. Wall light. Fitted carpet. Doorway leading into:-

SHOWER ROOM **2.20m x 1.55m**
Generous shower room with suite of white wash hand basin and W.C. Walk in shower cubical with mains Jacuzzi style shower with built in lighting. Chrome heated towel rail. Respatex wall paneling on 2 walls. Wall mounted bathroom cabinet. uPVC double glazed window to side. Ceiling light. Extractor fan. Vinyl anti-slip flooring



Carpeted staircase with wrought iron balustrade and wooden handrail leading to:-

First Floor Level

LANDING
Radiator with shelving above. Ceiling cornicing. Ceiling light. Smoke alarm. Fitted carpet. Doors leading off to 3 double bedrooms.

DOUBLE BEDROOM 1 (Rear Facing) **4.56m x 3.15m**
uPVC double glazed tilt and turn window to rear with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Radiator with shelving above. Fitted carpet.

DOUBLE BEDROOM 2 (Front Facing) **4.56m x 3.50m**
Bright and airy front facing double bedroom with uPVC double glazed tilt and turn window with curtain pole and curtains above, ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

DOUBLE BEDROOM 3 WITH DRESSING AREA (Front Facing)
Bedroom 4.25m x 5.80m Dressing Area 2.05m x 2.00m
Well positioned double bedroom with 2 uPVC double glazed tilt and turn windows providing a dual-aspect and fine views across the River Dee to the hills beyond with curtain pole and curtains above. Ceiling cornicing. Ceiling light. Radiator with shelving above. Fitted carpet. Doorway leading to walk in dressing area with uPVC double glazed tilt and turn window to front with curtain pole and curtains above. Ceiling light. Fitted carpet.

Carpeted staircase with wrought iron balustrade and wooden handrail leading to:-

Second Floor Level

LANDING
Velux window over stairwell providing additional natural light. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 4 (Left) **3.50m x 5.02m**
Well positioned double bedroom with uPVC double glazed tilt and turn windows providing a dual-aspect and fine views across the River Dee to the hills beyond with curtain pole. Ceiling light. Radiator with shelving above. Fitted carpet.



BOX ROOM **2.05m x 2.00m**
Velux window. Radiator with shelving above. Fitted carpet.

DOUBLE BEDROOM 5 (Right) **4.70m x 4.70m**
Further good sized double bedroom with uPVC double glazed tilt and turn windows providing a dual-aspect with curtain pole. Ceiling light. Radiator. Fireplace. Fitted carpet.

OUTSIDE

COURTYARD
The backdoor leads out onto a private courtyard area. There is a servitude right of access to the rear courtyard which is easily reached from Beaconsfield Place.

OUTHOUSE (3.31m x 3.12m)
The brick built outhouse provides useful additional storage possibility for use as a workshop. Water and power.

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

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.

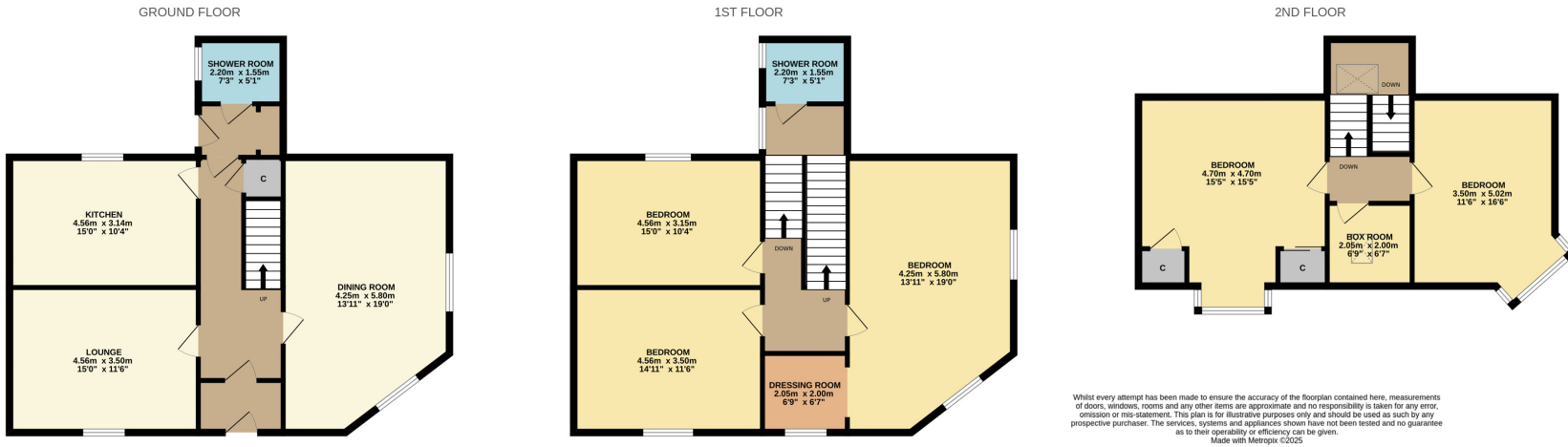
GENERAL ENQUIRIES, VIEWING & OFFERS
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will 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/ES/PHILA02-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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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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