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Solicitors & Estate Agents



# 37 CASTLE STREET

KIRKCUDBRIGHT, DG6 4JD

Well-proportioned mid terraced townhouse located in a central and convenient location in the heart of Kirkcudbright.



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## Accommodation:

### Ground Floor:

Entrance Hallway  
Sitting Room  
Dining Room  
Office Area  
Kitchen  
Double Bedroom 1  
W.C.

### First Floor:

Landing  
Storage Cupboard  
Family Bathroom  
Double Bedroom 2

### Attic Floor:

Landing  
Double Bedroom 3



37 Castle Street is a well-proportioned and bright and spacious terraced townhouse located in the heart of Kirkcudbright's Castle Street a short walk away from all local amenities. The property benefits from private rear courtyard garden with further garden area at the far end of the pend.

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 Castle Street through uPVC obscure glazed door into:-

**ENTRANCE HALLWAY                      2.92m x 1.72m**

Wood effect laminate flooring. Radiator with radiator cover and wooden shelf above. Wall mounted cupboard housing electric meter and fusebox. Curtain pole. Ceiling cornicing. Ceiling light. Smoke alarm. Carpeted staircase leading up to first floor level. Further staircase leading down to basement level, dining room and kitchen. Door leading off to:-

**SITTING ROOM                                4.51m x 4.63m**

Good sized, bright, front facing reception room with wooden sash and case window to front. Curtain pole and curtains above. TV aerial point. Feature fireplace with flagstone hearth and surround with painted wooden mantel above. Recessed alcoves on each side with built in shelving and cupboards beneath. Radiator. Dado rail. Ceiling cornicing. Ceiling light. Carpeted staircase with wooden handrail leads down to half landing where four further steps lead down to dining room and four further steps and door to the right leading out to pend.



**DINING ROOM                                4.47m x 3.81m**

15 pane wooden glazed door from staircase leads into spacious dining room /snug. Fitted carpet. Two wooden windows to pavement level. Recessed LED ceiling spotlights. Stripped wooden beamed ceiling detail. Open fireplace with tiled hearth and wooden mantel above. Radiator. Two recessed alcoves at either side with built in shelving and cupboards beneath. Two wall lights. Opens into:-

**OFFICE AREA                                 2.10m x 1.78m**

Fitted carpet. Beamed wooden ceiling detail. Walk in under stair storage cupboard with lighting. Wooden glazed sliding door into:-

**KITCHEN                                        2.98m x 4.20m**

Generous kitchen with ceramic tiled floor. Beech effect shaker style fitted kitchen units with laminate work surfaces. Tiled splash backs. Gas fired Rayburn. Built in cupboard providing useful additional storage. Fluorescent striplight. Carbon monoxide detector. Integrated Hotpoint electric hob. Integrated electric oven. Dishwasher. Stainless steel sink with drainer to side and mixer tap above. Freestanding fridge freezer. Sash and case window to side overlooking courtyard. Two steps lead up to uPVC double glazed door leading out to private courtyard area.

Further carpeted staircase to rear with sash and case window. Net curtains and curtain pole above providing additional natural light over stairwell. Wall light. Doorways leading to double bedroom 1 and W.C. Walk in cupboard (1.42m x 0.79m).

**DOUBLE BEDROOM 1                      2.98m x 3.22m**

Located at the rear of the property is a generous double bedroom. Fitted carpet. Radiator. Two ceiling lights. Wall light. Sash and case window to rear. Curtain pole above. Recessed alcove with built in dressing table area.

**W.C.    1.52m x 1.49m**

Laminate flooring. White wash hand basin and W.C. Tiled splash backs. Wooden window overlooking garden to rear. Ceiling light.

Main carpeted staircase from reception hallway with painted wooden handrail leading to first floor level.



**First Floor Accommodation**

**FIRST FLOOR LANDING**

Large sash and case window providing additional natural light. Curtain pole and curtains. Fitted carpet. Doors leading off to family bathroom and double bedroom. Smoke alarm. Ceiling light. Carpeted staircase leading to attic level.

**STORAGE CUPBOARD                      2.41m x 0.73m**

Walk in storage cupboard with window overlooking garden. Built in shelving. White wash hand basin with tiled splash backs. Ceiling light. It is understood that this has previously been a shower room.

**FAMILY BATHROOM                        3.57m x 2.18m**

Vinyl anti slip flooring. Suite of white wash hand basin, W.C. and bath with shower above. Radiator. Wood paneling to waist height. Built in linen cupboard. Sash and case window to front with curtain pole and net curtains above. Tiled splash backs. Ceiling cornicing. Ceiling light.

**DOUBLE BEDROOM 2                      5.09m x 4.14m narrowing to 3.57m**

Bright front facing double bedroom with dual aspect over Castle Street to front and courtyard garden to rear towards Barrhill Woods. Fitted carpet. Two built in cupboards. White wash hand basin. Radiator. Ceiling cornicing. Ceiling light.

Carpeted staircase with painted wooden banister and handrail leading to attic level.

**Attic Floor Accommodation**

**LANDING**

Fitted carpet. Partially coombed ceiling. Large walk in storage cupboard with further under eaves storage cupboard beneath. Doorway leading off to further bedroom.

**DOUBLE BEDROOM 3                      2.89m x 4.20m**

Bright front facing double bedroom. Sash and case window to front with curtain pole and curtains above. Velux window to rear. Radiator. Fitted carpet. Built in shelving. Built in under eaves cupboard.



Outside

Immediately to the rear of 27 Castle Street is a sheltered courtyard area with paved patio providing an ideal spot for alfresco dining. If you continue along the pend and shared pathway to the right hand side of the property there is a further garden area with wooden shed.

BURDENS

The Council Tax Band relating to this property is D.

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

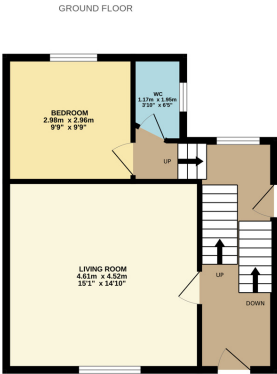
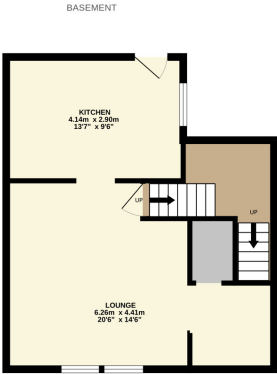
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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.

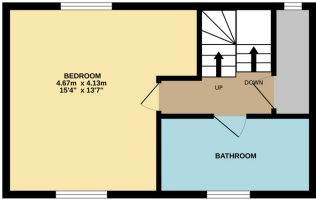
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/GRIGD01-02

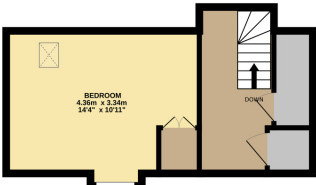


FIRST FLOOR

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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ATTIC 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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