



WILLIAMSON  
& HENRY

Solicitors & Estate Agents



# 23 MILLBURN STREET

KIRKCUDBRIGHT, DG6 4EB

**Well-presented light and spacious mid-terrace townhouse located a short distance away from all local amenities.**



#### Accommodation:

##### **Ground Floor:**

Entrance Hallway  
Snug  
Open Plan Kitchen Diner / Family Room  
Laundry Room / Utility Room / W.C.

##### **First Floor:**

Double Bedroom 1  
Double Bedroom 2  
Rear Inner Hall  
Double Bedroom 3  
Bathroom

##### **Attic:**

Room 1  
Room 2

##### **Outside:**

Rear garden.



23 Millburn Street is a delightful mid-terrace 3 bedroom traditional townhouse located on a quiet residential street close to all local amenities. This charming property was formerly two fishermens cottages which have been combined previously to form a spacious and light home providing bright and flexible accommodation which is sure to suit a number of different buyers. It benefits from a spacious open plan kitchen diner family room and three generous double bedrooms and private enclosed garden to rear.

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".

#### ACCOMMODATION

Entered through composite wood effect glazed door into:-

#### ENTRANCE HALLWAY

Bright welcoming reception hallway with doorways leading to snug, laundry/utility room and open plan kitchen diner / family room. Carpeted staircase leading up to first floor level. Wall mounted cupboard housing electric meter and RCD consumer unit. Radiator. Stone tiled floor. Ceiling light. Keyholes.

#### SNUG

**3m x 4.30m**

Accessed through a wooden glazed doorway, this light and airy front facing reception room is currently used as a playroom and snug. Ample natural light from UPVC double glazed sash and case window to front with deep sill beneath. Radiator. Feature open fireplace with marble hearth and brick surround. Recessed alcove with built in shelving and cupboard providing useful additional storage. Fitted carpet. Recessed LED ceiling spotlights.

#### OPEN PLAN KITCHEN DINER / FAMILY ROOM

Running the full depth of the property is a well-positioned light and spacious open plan kitchen / dining / family room which is ideal for modern family living.



#### Family Room Area **2.80m x 4.30m**

The family area is located to the front of this open plan space with large uPVC double glazed sash and case window to front looking on to Millburn Street. Recessed alcove housing newly installed gas combi boiler with cupboard beneath. Feature fireplace with inset wood burning stove. Radiator. Ceiling light. Beamed ceiling detail. Wood effect laminate flooring. Step up to:-

#### Kitchen Diner Area

**2.80m x 5.50m**

Well-appointed contemporary kitchen with a good range of shaker style fitted kitchen units with laminate work surfaces. Large walk-in corner larder cupboard providing useful additional storage. Integrated double oven. Integrated induction hob. White ceramic 1 1/2 bowl sink with mixer tap and drainer to side. Ample room for table and chairs. Space for free standing fridge freezer. Integrated dishwasher. uPVC double glazed window to side. Contemporary white radiator. Fifteen pane wooden glazed door leading out to garden. Recessed LED ceiling lights. Wood effect laminate flooring.

#### LAUNDRY / UTILITY ROOM / W.C.

Previously a ground floor bathroom but is now used as a laundry and utility area. White wash hand basin. White W.C. Space for tumble dryer if required. Coat hooks. UPVC obscure glazed window to rear. Chrome heated towel rail. LED ceiling light. Vinyl floor.

Carpeted staircase leading to first floor level.

#### First Floor Level

#### LANDING

Bright and airy first floor landing. UPVC double glazed window to rear. Fitted carpet. Doorways leading to two double bedrooms and rear inner hallway.

#### DOUBLE BEDROOM 1

**3.40m x 4.50m**

Bright front facing double bedroom. UPVC double glazed sash and case window. Built in double wardrobe with hanging rail. Radiator. Further built in cupboard providing useful additional storage. Partially coomed ceiling. Ceiling light. Fitted carpet.



#### DOUBLE BEDROOM 2

**4.10m x 4.50m**

Further bright and spacious double bedroom with fine views across Millburn Street. uPVC double glazed window. Radiator. Built in cupboard. Partially coomed ceiling. Ceiling light. Fitted carpet.

Step up from first floor landing leading to:-

#### REAR INNER HALL

Fitted carpet. Radiator. uPVC double glazed tilt and turn window to rear. Ceiling light. Loft access hatch. Doors leading off to further double bedroom and bathroom.

#### DOUBLE BEDROOM 3 (rear facing)

**3.50m x 3.10m**

UPVC double glazed window. Radiator. Ceiling light. Fitted carpet.

#### BATHROOM

**1.92m x 2m**

Contemporary family bathroom with modern suite of white bath with electric shower above and glazed shower screen to side, white W.C. and white wash hand basin set on modern vanity unit with countertop. Tiled splashbacks. Extractor fan. Radiator. Recessed alcoves above wash hand basin provide useful additional storage. Velux window. Recessed LED ceiling spotlights. Vinyl floor.

#### Attic Level

#### Room 1

**4.40m x 3.30m**

#### Room 2

**4.10m x 3.20m**

#### Outside

23 Millburn Street benefits from a fully enclosed and cleverly terraced garden which can be accessed via steps directly from the rear of the property. It is also thought that subject to appropriate planning that a further entrance could be opened at the rear of the garden providing direct access onto the street behind.

#### 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

## 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."

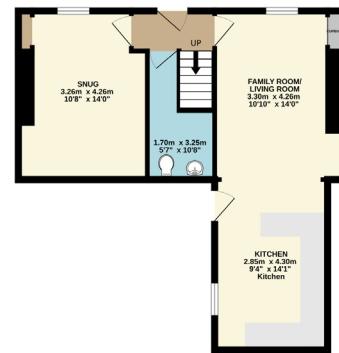
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

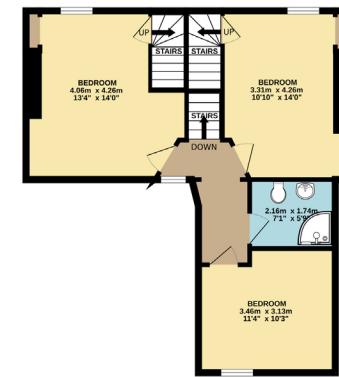
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/SIMPA01-01

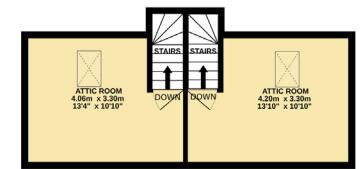
GROUND FLOOR



1ST FLOOR



2ND 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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