



WILLIAMSON
& HENRY
Solicitors & Estate Agents



THE STABLES

4 ST. MARY STREET, KIRKCUDBRIGHT, DG6 4AQ

Characterful 3 bedroom semi-detached home located in the heart of Kirkcudbright a short level walk from all amenities.



Accommodation:

Ground Floor:

Kitchen/diner
Shower room
Bedroom 1

First Floor:

Sitting Room
Bedroom 2
Bedroom 3/Office
Bathroom

Outside:

Garden.
Wooden shed.
Off street parking.

www.williamsonandhenry.co.uk



Well-proportioned characterful home, which dates back to 1850 when it was previously the stables and hay loft for 129 High Street. This charming home provides light and airy accommodation a short walk away from all local amenities.

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

The ground floor accommodation is entered through wooden glazed French doors with glazed side panel from driveway into:-

KITCHEN/DINER 4.16m x 6.80m

Generous open plan kitchen and dining area with a good range of farmhouse style fitted kitchen units on one wall with laminate work surfaces. Stainless steel one and a half bowl sink with mixer tap and drainer. Tiled splash backs. Free standing gas cooker with integrated cooker hood above. Under-counter fridge. Under-counter freezer. Dishwasher. Sash & case window to front with deep sill beneath and roller blind above with two further sash & case windows to side overlooking rear garden with roller blinds above. Ceiling light. Radiator. Smoke alarm. Carpeted staircase with hand rail leading to first floor level. Wooden glazed door leading out to rear garden with curtain track and curtains above. Vinyl floor.

SHOWER ROOM 1.80m x 2.30m

Suite of white wash hand basin and WC with tiled splash backs. Shower cubicle with mains shower above and tiled shower enclosure. Built-in cupboard housing boiler and washing machine. Coat hooks. Sash & case window to rear with deep sill beneath. Wall-mounted fan heater. Carbon monoxide detector. Extractor fan. Ceiling light. Vinyl floor.

BEDROOM 1 2.35m x 3.70m

Well positioned ground floor double bedroom looking onto St Mary Street with ample natural light from two sash & case windows. Curtain poles and curtains. Radiator. Built-in double wardrobe and dressing table. Ceiling light. Fitted carpet.

Carpeted staircase from dining room with wooden handrail and balustrade leading to first floor level into Sitting Room.

FIRST FLOOR

SITTING ROOM 4.83m x 3.47m

Bright and spacious sitting room with partially combed ceiling. Wooden glazed door opening to Juliet balcony providing an abundance of natural light. Two sash & case windows to rear with curtain poles and curtains. Feature fireplace with inset living flame effect gas fire. Ceiling light. Fitted carpet. Doorways leading off to two further bedrooms.

BEDROOM 2 2.55m x 3.30m

Master bedroom. Two sash & case windows to rear. Two built-in double wardrobes providing useful storage. Built-in vanity table area. Wooden door leading to bathroom. Two wooden glazed doors leading out to Juliet balcony. Loft access hatch. Radiator. Ceiling light. Fitted carpet.

BEDROOM 3/OFFICE 1.80m x 2.60m

Radiator. Ceiling light. Velux window. Partially combed ceiling. Built-in cupboard providing useful storage. Built-in shelving. Fitted carpet.

BATHROOM 1.60m x 1.70m

Suite of white wash hand basin, WC and bath with tiled splash backs. Two sash & case windows with roman blinds above. Radiator. Ceiling light. Extractor fan. Partially combed ceiling. Tile-effect vinyl flooring.

OUTSIDE

The front garden which looks onto St Mary Street is mainly laid to lawn bordered by well-established and well stocked flower beds which provide a colourful display. The property benefits from a generous gravel off street parking area with gravel path leading across the front garden and round to the rear of the property. 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).

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

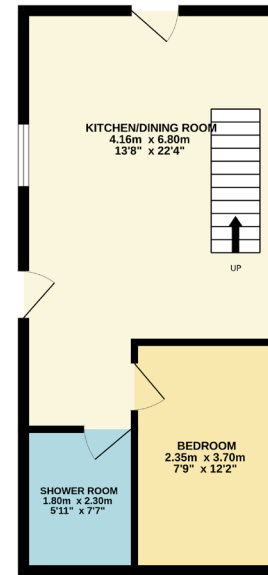
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/DA/IM01-04

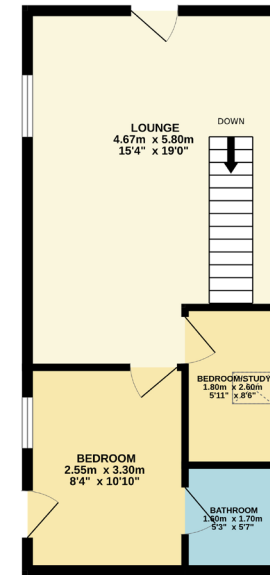




GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of details, conditions, scope 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 02026

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
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

www.williamsonandhenry.co.uk

