



WILLIAMSON
& HENRY

Solicitors & Estate Agents



24 UNION STREET,

KIRKCUDBRIGHT, DG6 4JF

**Easily managed terraced town house on peaceful street
a short level walk from the amenities of the town.
Viewing highly recommended.**



Accommodation:

Ground Floor:

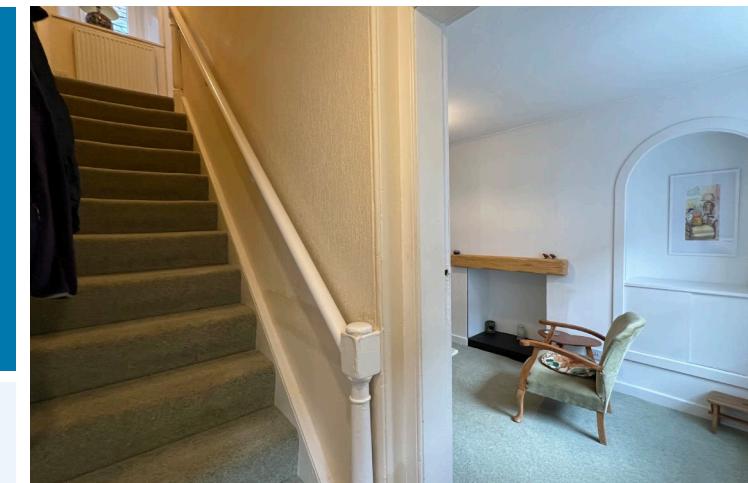
Entrance Hallway
Sitting Room
Open Plan Kitchen / Diner

First Floor:

First Floor Landing
Double Bedroom 1
Walk In Wardrobe
Shower Room

Attic Level:

Study / Craft Room
Double Bedroom 2



Recently modernised, easily managed terraced town house on peaceful street a short level walk from the amenities of the town. Viewing highly recommended.

24 Union Street is a delightful mid-terraced town house on Union Street, a quiet street which connects Castle Street to High Street in the oldest part of Kirkcudbright; an area rich in character. The house itself presents as easily managed well-proportioned accommodation ideal for those looking as a 'holiday bolt hole' or holiday let or first time buyer.

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 Union Street through wooden glazed door into:-

ENTRANCE HALLWAY 1.06m x 1.33m

Bright entrance hallway with doors leading off to kitchen diner and sitting room. Coat hooks. Ceiling cornicing. Vinyl flooring. Carpeted staircase with painted wooden handrail leading to first floor level.

SITTING ROOM (Right) 4.39m x 2.56m x 2.20 (narrowest)

Wooden glazed door from entrance hallway leads to this bright reception room with large wooden sash and case window to front with roller blind above and deep-sill beneath with built in cupboard providing useful additional storage. Open fireplace

(not in use) with wooden mantle above and gas connection point and fixed wooden shelving to one side. Recessed alcove to side with built in cupboard. Fireplace with wooden mantle and fixed wooden shelving to side. Ceiling cornicing. Ceiling light. Smoke alarm. Radiator.

OPEN PLAN KITCHEN / DINER 4.65m x 4.31m (narrowing to) x 2.17 x 3.24m (widening to)

Spacious front facing Kitchen/ Diner running the entire depth of the property with a good range of contemporary high gloss fitted kitchen units with wooden butcher block effect work surfaces and under cabinet lighting. Further good range of fitted kitchen units to the rear of the kitchen dining area with Beko electric oven and Bosch electric induction hob. Space for under counter fridge and fridge freezer. Stainless steel sink with drainer to side and mixer tap above. Tiled splashbacks. Plumbing for washing machine. Sash and case window to front with blind and deep-sill beneath with built in cupboard providing useful additional storage. Useful under stair storage area. Recessed LED ceiling spotlights. Radiator. Vinyl flooring. Heat sensor alarm.

Carpeted staircase with painted wooden handrail leading to:-

First Floor Level

FIRST FLOOR LANDING

uPVC double glazed window to rear. Radiator. Fitted carpet. Doors leading off to double bedroom 1, walk in wardrobe and bathroom. Carpeted staircase leading to attic level. Smoke alarm.

DOUBLE BEDROOM 1 (Front Facing) 2.41m x 2.60m x 4.42m

Large sash and case window with blind above providing ample natural light. Ceiling cornicing. Ceiling light. Radiator. Fitted carpet.

WALK IN WARDROBE 2.39m x 1.27m x 1.65m

uPVC double glazed window to rear. Built in shelving with hanging rails. Cupboard housing Worcester gas fired boiler. Ceiling light. Radiator. Fitted carpet.



SHOWER ROOM

73m x 1.81m x 2.22m

Contemporary shower room with suite of white wash hand basin and W.C. Large walk in shower cubical with mains shower above. Fixed bathroom mirror with LED lighting. Respatex style wall paneling on 3 walls. Obscure glazed sash and case window with roller blind above. Respatex style ceiling paneling. Recessed LED ceiling spotlight. Wood effect laminate flooring.

Carpeted staircase with wooden handrail leading to:-

Attic Level

ATTIC LEVEL LANDING

Under-eave storage cupboard. Partially coomed ceiling. Sky light. Smoke alarm. Fitted carpet. Doors leading off to study and further bedroom.

STUDY / CRAFT ROOM 3.35m x 2.08m

Large uPVC double glazed window to rear overlooking rooftops to MacLellan's Castle beyond. Under-eave storage cupboard. Partially coomed ceiling. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2 3.17m x 2.47m

Large uPVC double glazed window overlooking Union Street providing ample natural light. Partially coomed ceiling. Ceiling light. Radiator. Fitted carpet.

BURDENS

The Council Tax Band relating to this property is B.

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, gas central heating 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."

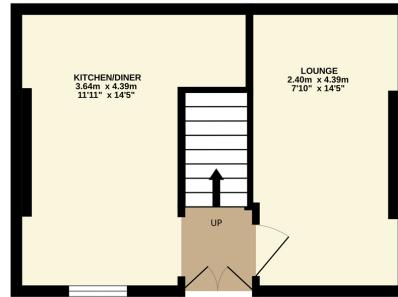
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

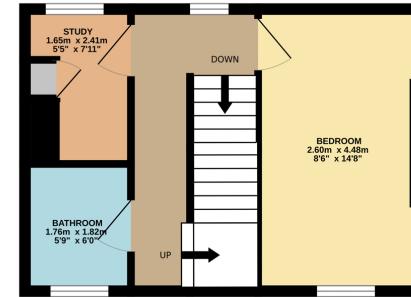
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ES/MARL01-05

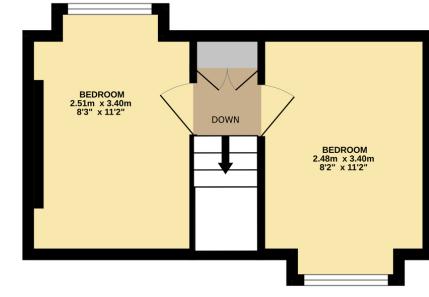
GROUND FLOOR



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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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.