



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# RAEBERRY

8 BARRHILL AVENUE, KIRKCUDBRIGHT, DG6 4BQ

Substantial detached 3 bedroom family home, enjoying an elevated position with fine views.



## Accommodation:

### Ground Floor:

Garden Room  
Reception Hallway  
Sitting Room  
Dining Room  
Shower Room  
Sun Porch/Original  
Entrance Vestibule  
Kitchen  
Utility Area/Pantry  
Rear Vestibule

### First Floor:

3 Double Bedrooms  
Family Bathroom

### Outside:

Garage, Gardens and  
Greenhouse

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Raeberry is a spacious well-presented family home which is located in a popular residential location a short distance away from local amenities. This delightful home, enjoys an elevated position providing fine views across neighbouring roof tops and River Dee estuary to the hills beyond.

Set back from Barrhill Avenue the property is well positioned within a generous wrap around garden and is sure to suit a number of different buyers.

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 golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

## ACCOMMODATION

Entered by steps from front garden through uPVC double glazed doors with roller blinds into:-

### GARDEN ROOM 3.60m x 5.35m

Bright and spacious garden room enjoying a wrap round view of garden to rear, front and side with fine views across rooftops, Dee estuary and hills beyond. Laminate flooring. Futura Eco electric radiator. Hardwood sills. Partially combed ceiling. Recessed LED spotlights. Smoke alarm. uPVC double glazed internal windows into hallway. Roller blinds. 15-pane glazed hardwood door into:-

### RECEPTION HALLWAY 3.70m x 1.15m

Doors leading off to sitting room, dining room, kitchen and shower room. Carpeted staircase with hardwood handrail leading to first floor level. Radiator. Ceiling cornicing. Ceiling light. Coat hooks. Smoke alarm. Original parquet flooring.

### SHOWER ROOM 0.93m x 2.17m

Suite of white wash hand basin and WC with Tiled splash backs. Fully tiled on one wall to waist height. White heated towel rail. Partially combed ceiling. Walk-in shower cubicle with mains shower. uPVC obscure glazed window to rear with roller blind. Ceiling light. Ceramic tiled floor.

### SITTING ROOM 3.96m x 4.20m

Front facing reception room with ample natural light from uPVC double glazed internal window into garden room. Further uPVC double glazed window to front with large uPVC double glazed bay window overlooking garden with vertical blinds. Curtain pole and curtains. Ceiling cornicing. Ceiling Light. BT telephone point. Wood-burning stove set on slate hearth. Original parquet flooring.

### DINING ROOM 3.62m x 3.40m

uPVC double glazed window to side with curtain pole and curtains. Radiator. Ceiling cornicing. Ceiling light. Wall light. Wooden glazed doors leading into sun porch/entrance vestibule. Original parquet flooring.

### SUN PORCH/ORIGINAL ENTRANCE VESTIBULE 3.85m x 2.06m

This was the original entrance vestibule for the house and it could still be used as this or alternatively it could be used as a sun porch. Painted walls. Fixed shelving. uPVC double glazed window to side. uPVC opaque glazed door leading out to front garden with large opaque glazed windows to front. Ceramic tiled floor. 15-pane wooden glazed door from reception hallway into:-

### KITCHEN 3.80m x 3.04m

Shaker-style fitted kitchen units with laminate work surfaces and splash backs. uPVC double glazed window to rear with blind. Recessed LED ceiling spotlights. Lamona black composite one and a half bowl sink with mixer tap. Under-cupboard electric fan heater. Bosch integrated eye level electric oven and microwave. Bosch 5-burner gas hob with glass splash back and stainless steel chimney-style extractor hood. Bosch integrated dishwasher. Lamona integrated fridge. LED under-counter lighting. Tile-effect laminate flooring. Doorway leading to:-

### UTILITY AREA/PANTRY 1.08m x 0.65m

Walk-in utility area/pantry. Wall-mounted Worcester gas-fired boiler. Tile-effect laminate flooring. Ceiling light. Built-in shelving. uPVC double glazed window to rear. Plumbing for washing machine. Partially combed ceiling makes good use of the under-stair space. Wooden glazed door from kitchen into:-

### REAR VESTIBULE

uPVC double glazed window with roller blind. Wooden door on the left with step up to large walk-in pantry cupboard, built-in shelving and ceiling light. Space for free-standing fridge and freezer. Wall-mounted RCD consumer unit. Electric meter. Controllers for PV solar panels. Tiled Floor.

Carpeted staircase from reception hallway leading to first floor level with uPVC double glazed picture window providing additional natural light over stairwell with roller blind above.

## First Floor

### LANDING

Fitted carpet. Ceiling cornicing. Ceiling light. uPVC double glazed window to side with roller blind. Doors leading off to three double bedrooms and family bathroom. Loft access hatch to partially floored loft space with light and shelved storage. Linen cupboard with hot water tank and built-in shelving.

### DOUBLE BEDROOM 1 3.95m x 4.22m

Light and airy front facing double bedroom. Large uPVC double glazed picture window looking across garden and rooftops, Dee estuary and hills beyond. Curtain track, curtains and blinds. Engineered oak flooring. Radiator. Ceiling cornicing. Ceiling light.

### DOUBLE BEDROOM 2 3.62m x 3.46m

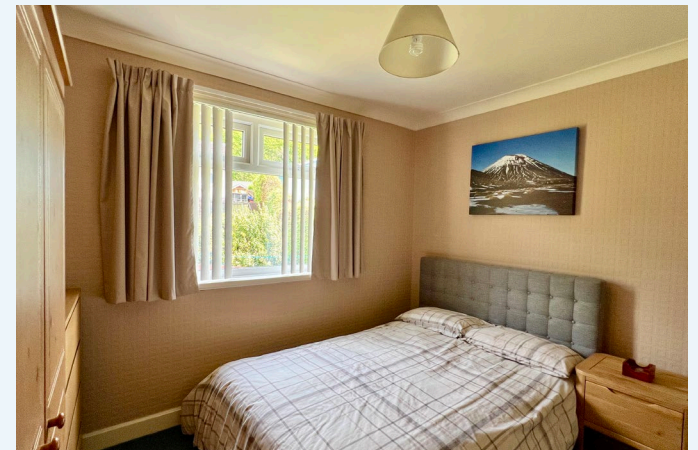
Front facing double bedroom. uPVC double glazed window with curtain track, curtains and blinds. Partially combed ceiling. Ceiling light. Fitted carpet. Radiator.

### DOUBLE BEDROOM 3 3.44m x 3.10m

Light and airy rear facing double bedroom. uPVC double glazed window with curtain track, curtains and blinds. Fitted carpet. Ceiling cornicing. Ceiling light. Radiator. Built-in double wardrobe with hanging rail and shelving.

### FAMILY BATHROOM 2.20m x 2.05m

Suite of white wash hand basin and WC inset into modern vanity unit providing useful storage. Black laminate work surface. Corner shower cubicle with curved screen and mains shower above. uPVC obscure double glazed window to rear with roller blind. White towel rail. Ceiling light. Karndean tile-effect flooring.



## Outside

### GARDEN

Tarmacadam driveway to one side providing ample parking for a number of cars or motorhome. The property benefits from a well sheltered and private front garden which is mainly laid to lawn and bordered by fencing to one side and stone wall to front. A number of well stocked mature flowerbeds with plants such as rhododendrons, azaleas and magnolia provide colour all year round.

The rear garden is mainly laid to lawn with graveled area and patio immediately adjacent to house providing an ideal spot for entertaining and alfresco dining.

### GARAGE

Electric up & over door and concrete floor. Ceiling light, outside light and power. uPVC double glazed window to rear. uPVC pedestrian door to side. Storage cupboards and shelving. Outside tap.

Greenhouse with power.



## BURDENS

The Council Tax Band relating to this property is F.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is B.

## 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."

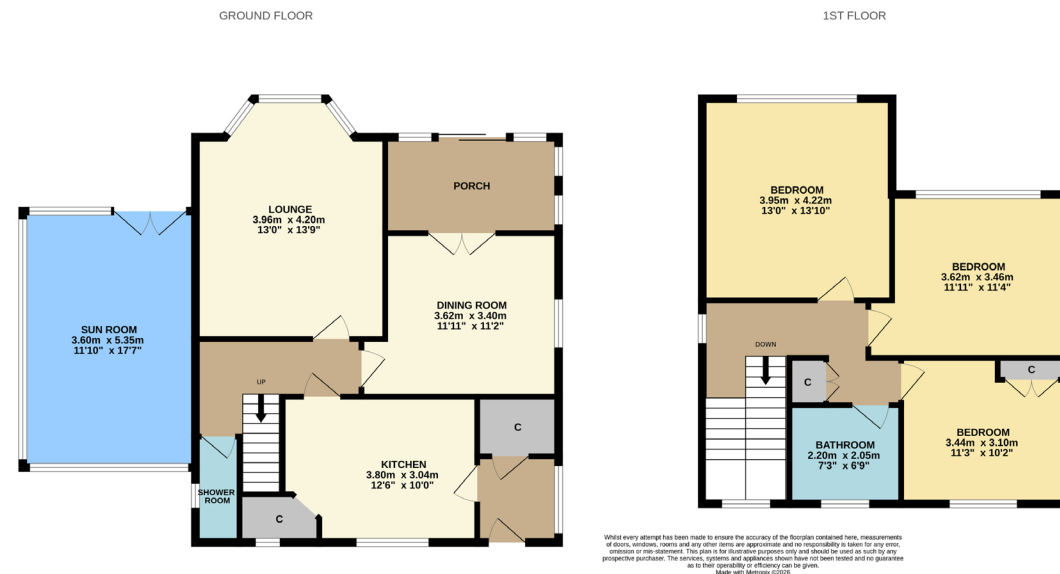
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs

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/LM/WILLI02-126



**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.

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