



W
&
H

WILLIAMSON
& HENRY
Solicitors & Estate Agents



PHILIPHAUGH HOUSE

27 ST MARY STREET, KIRKCUDBRIGHT, DG6 4AA

Well positioned charming townhouse, providing bright flexible accommodation over three levels which retains many fine original features throughout and delightful private garden to rear. Viewing highly recommended.

Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Morning Room
Drawing Room/Dining Room
Kitchen
Utility Room
Laundry Area
Garden Room

First Floor:

Double Bedroom 1 with Ensuite
Double Bedroom 2
Double Bedroom 3
Double Bedroom 4
Bathroom

Second Floor:

Double Bedroom 5
Double Bedroom 6
Box Room/Office

Outside:

Rear garden.
Garage.

www.williamsonandhenry.co.uk



Philippaugh House is a fine example of a traditional townhouse offering bright, well-proportioned accommodation with fine views to the front across the Soaperie Gardens and its own delightful garden and barhill woods to the rear.

This charming home, has retained many of its original features throughout including ornate ceiling cornicings and ceiling roses and wrought iron balustrade and handrail. This delightful property benefits from a well sheltered and fully enclosed established garden to the rear with gate leading on to Mews lane for easy access to the garage.

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 through double wooden storm doors with glazed panel above from St Mary Street into:-

ENTRANCE VESTIBULE **1.60m x 1.70m**
Ceiling light. Ceiling cornicing. Wall-mounted cupboard housing electric meter and fuse box. Dado rail. Coat hooks. Intercom for front door. Tile effect vinyl flooring with inset mat. Wooden glazed door with glazed side panels into:-

RECEPTION HALLWAY **2.97m x 1.58m**
Bright welcoming hallway with doors leading off to all ground floor main accommodation. Radiator. Ceiling light. Ornate ceiling cornicing and



architraves. Smoke alarm. Coat hooks. Under-stair storage cupboard. Fitted carpet. Carpeted staircase with wooden handrail and wrought iron balustrade leading to first floor level.

MORNING ROOM (front left) **5.28m x 4.56m**
Ornate ceiling cornicing. Ceiling rose with ceiling light. Two sash and case windows to front overlooking the soaperie gardens with curtain tracks and curtains. Two Radiators. TV aerial point. Marble fireplace with cast iron open fire, grate and stone hearth. Carbon monoxide detector. 2 Built-in bookcases. Four wall lights. Fitted carpet.

DRAWING ROOM / DINING ROOM (front right) **5.44m x 4.41m / 4.03m x 3.81m**

Spacious and light open plan reception room running the full depth of the house and which enjoys an abundance of natural light from dual aspect windows to front and rear. Fitted carpet.

Sitting Room Area
Two large sash and case windows to front with curtain track and curtains. Feature fireplace with tiled surround and painted wooden mantle with open fireplace on marble hearth. Radiator. Smoke alarm. 2 wall lights. Ornate ceiling cornicing. Archway into dining area.

Dining Room Area
Sash and case window with curtain track and curtains overlooking rear garden. Radiator. 2 wall lights. Ceiling cornicing. Stiltz duo classic home lift to first floor level. Door leading to reception hallway.

KITCHEN **4.54m x 3.90m**
Farmhouse style with a good range of cream shaker fitted units. Laminate work surfaces. Tiled splashbacks. Four oven Aga. Black one and a half bowl sink with mixer tap. Integrated dishwasher. Free-standing Bosch fridge freezer. Large sash and case window with deep sill to rear overlooking garden with curtain pole and curtains. Radiator. Four ceiling lights. Telephone point. Carbon monoxide detector. Heat Sensor. Recessed alcove with built-in shelving and cup hooks. Fitted Carpet. Wooden door leading to well positioned utility room.



UTILITY ROOM **3.53m x 5.08m**
Wooden 6 pane glazed window overlooking patio with curtain pole and curtains. Large 12 pane window to rear overlooking garden. Wooden clothes pulley. Ceiling lights. Worcester gas-fired boiler. Carbon monoxide detector. Built-in cupboard. Tile effect vinyl flooring. Wooden 15 pane door, with wooden 10 pane glazed panel to side and 5 pane glazed panel above, leading out to rear garden. Doorway leading into:-

LAUNDRY AREA **2.10m x 1.73m**
Stainless steel sink with drainers to both sides with fitted unit beneath. Wooden glazed window to rear overlooking garden. Fixed shelving to one side. Partially combed ceiling. Ceiling light. Plumbing for washing machine (Hotpoint washing machine). Concrete floor.

GARDEN ROOM **2.70m x 2.16m**
Entered from the reception hallway. UPVC double glazed windows on three walls with tiled sills overlooking garden. UPVC double glazed door leading out to rear garden. Ceiling light. Exposed stone wall with curtain pole and curtains. Fitted carpet.

Carpeted staircase with wooden handrail and wrought iron balustrade, with large Georgian arched window, deep sill overlooking garden to Barhill Woods beyond and flooding the stairwell with natural light. Leading to:-

First Floor Level

FIRST FLOOR LANDING **2.19m (widening to 3.55m) x 3.93m**
Ceiling cornicing. Ceiling light. Smoke alarm. Carbon monoxide detector. Doors leading off to four bedrooms and bathroom. Walk in linen press. Fitted carpet.

DOUBLE BEDROOM 1 WITH ENSUITE SHOWER ROOM (right) **3.19m x 4.11m**

Light and airy double bedroom which enjoys a fine view overlooking the rear garden to Barhill Woods and ample natural light. Sash and case window with curtain track and curtains. Radiator. Ceiling cornicing. Ceiling light. Fixed mirror. Fitted carpet. Doorway into en-suite shower room.



Ensuite Shower Room **1.25m x 2.60m**
Suite of white wash-hand basin and WC. Large walk-in shower cubicle with mains shower. Respatex style wall panelling. Sash and case window to rear with deep sill, curtain track and curtains. White towel rail. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2 (right) **4.65m x 4.57m**
Spacious and light front facing double bedroom with ample natural light from two sash and case double windows to front with Invisitherm secondary glazing; curtain track and curtains. Radiator. Ceiling cornicing. Ceiling light. Large walk-in wardrobe with hanging rail and shelving providing an abundance of storage. Fitted carpet.

BATHROOM **2.18m x 2.93m**
Suite of white wash-hand basin inset into modern vanity unit with mixer tap. White WC and bath. Radiator. Ceiling cornicing. Ceiling light. Sash and case window to front with curtain pole. Curtain pole. Dimplex wall-mounted heater. Wall-light. Fixed mirror. Shaver socket. Fitted carpet.

DOUBLE BEDROOM 3 (left) **3.85m x 5.57m (into window)**
Further front facing generous double bedroom with fine outlook across Soaperie Gardens and an abundance of natural light from two large sash and case windows with Invisitherm secondary glazing, curtain track and curtains. Ceiling cornicing. Ceiling light. Radiator. Built-in shelving. Fitted carpet.

DOUBLE BEDROOM 4 (left) **4.29m x 3.85m**
Smaller double bedroom enjoying a fine outlook across the garden to Barhill Woods beyond. Sash and case window with curtain track and curtains. Painted former fireplace with marble hearth and backplate with wooden surround and mantle above. Ceiling cornicing. Ceiling light. Radiator. Intercom for front door. Stiltz duo classic home lift down to dining room. Fitted carpet.

Wooden staircase with wooden handrail and wrought iron ornate bannister, with Velux window over stairwell providing natural light; leading to second floor level.



Second Floor Level
SECOND FLOOR LANDING **1.41m x 2.20m**
Ceiling light. Carbon monoxide detector. Doorways leading to two further bedrooms and box room/office. Wooden floorboards.

DOUBLE BEDROOM 5 (right) **4.55m x 5.19m**
Partially combed ceiling. Velux window. Two under-eaves storage areas. TV aerial point. Marble open fireplace with cast iron grate (currently not in situ). Stripped wooden floorboards.

DOUBLE BEDROOM 6 (left) **3.85m x 5.20m**
Partially combed ceiling. Ceiling light. Velux window. Two under-eaves storage cupboards. Wooden floorboards.

BOX ROOM/OFFICE **2.22m x 2.53m**
Partially combed ceiling. Ceiling light. Wooden floorboards.

OUTSIDE
This delightful townhouse benefits from a large enclosed rear garden which can be accessed directly from the house, through the utility room or sun room. It also enjoys the added benefit of rear access through a gate on Mews Lane where the garage is located.

A paved path leads from the gate on mews lane through a wrought iron archway with climbing rose through the garden up to the rear of the house. The path is bordered by well-established flower beds providing an abundance of colour and interest stocked with Irises, Tulips, Poppies, and Roses with formal lawned area to one side.

This delightful garden is a tranquil oasis in the heart of Kirkcudbright and is an ideal spot for alfresco dining or simply unwinding.

GARAGE
BURDENS
The Council Tax Band relating to this property is F.



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

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/SADLJ02-01
Note: The bedroom photos and landing photo have been partially dressed using AI.



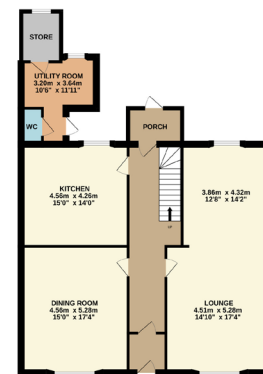


PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

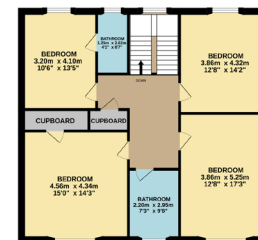
Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to 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

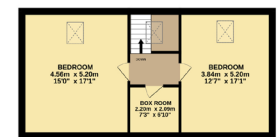
GROUND FLOOR



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.
Made with Metropix 12/2025