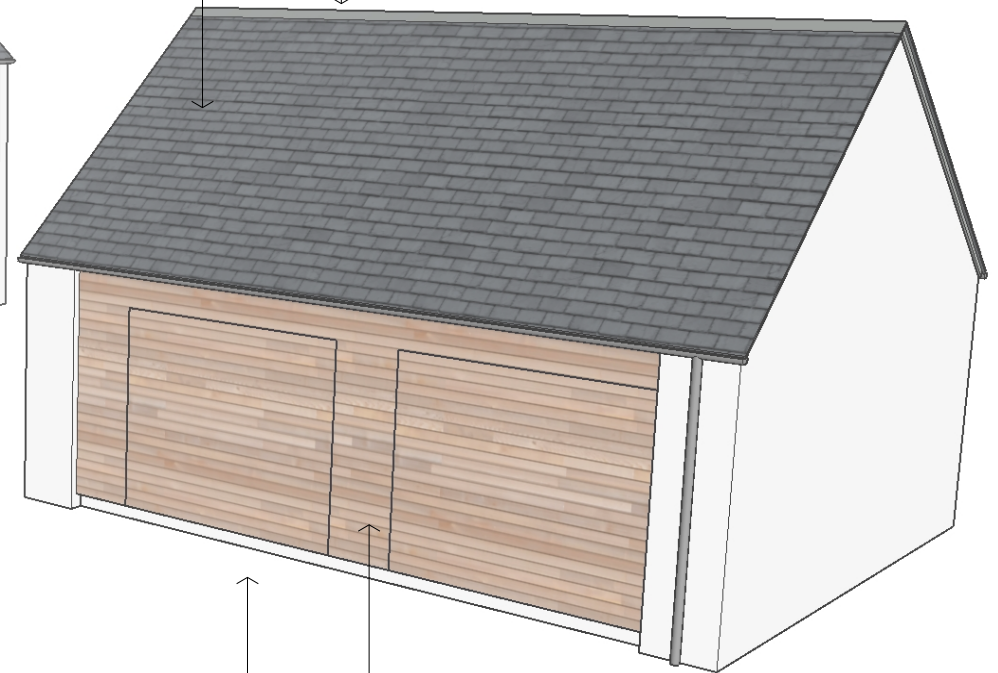


high quality materials (eg. natural slate, lead ridges) - resonates with material treatment to converted grain store



traditional 40° roof pitch

simple, familiar, dual pitched roof forms to garage and house



windows openings with vertical proportion with a high ratio of external wall to opening

timber cladding as secondary material resonates with material treatment to rear of converted grain store

garage at lower level in relation to house, reflecting site topography

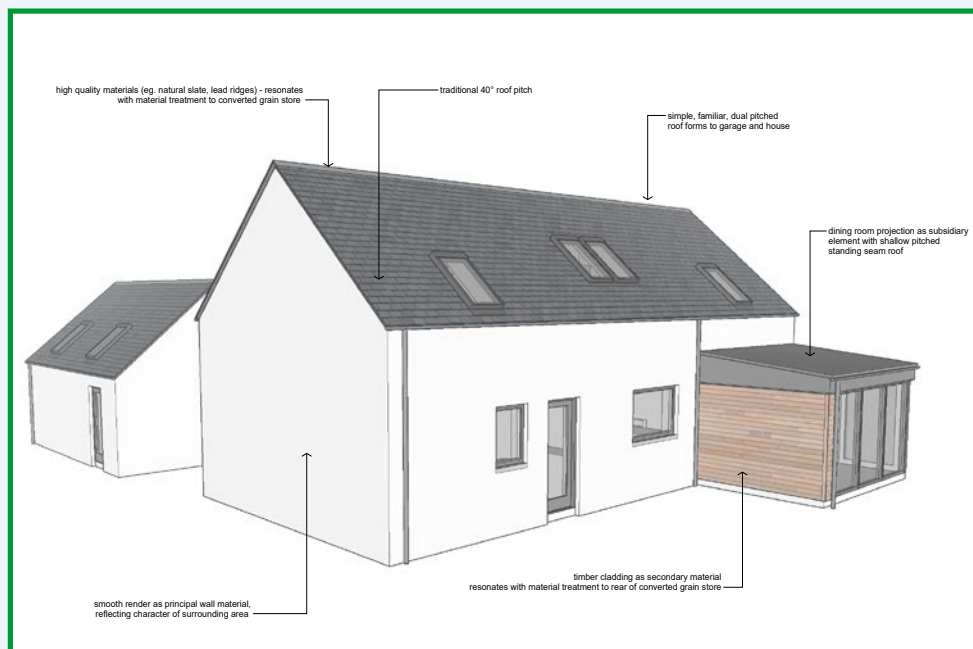


**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

Plot at Old Mill Grain Store,

Millburn Street, Kirkcudbright, DG6 4EB

Excellent residential serviced building plot for sale with full planning permission for one and a half storey detached dwelling and detached double garage. Sited within the popular harbour town of Kirkcudbright close to Kirkcudbright Town Centre.



This plot is within close proximity of Kirkcudbright Town Centre with easy access to local amenities. The plot itself is part of area of land which used to belong to the Old Grain Mill of Kirkcudbright (now already developed) and is tucked off Millburn Street.

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.

VIEWING

The Plot can be viewed at any time without an appointment. Buyers are asked to register their interest with the Selling Agents. Viewing is highly recommended.

PLANNING

Full planning permission for one and a half storey detached dwelling and detached double garage. Planning Reference: 20/1122/FUL.

The G M Construction who are selling the plot would be happy to discuss providing a quote and building the property for any prospective purchaser by separate agreement.

SERVICES

The agents assume that services are connected to the site. Connected services would be by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage and the Purchaser should make their own enquiries about connection

ENTRY

Subject to negotiation.

GENERAL ENQUIRIES, VIEWING & OFFERS

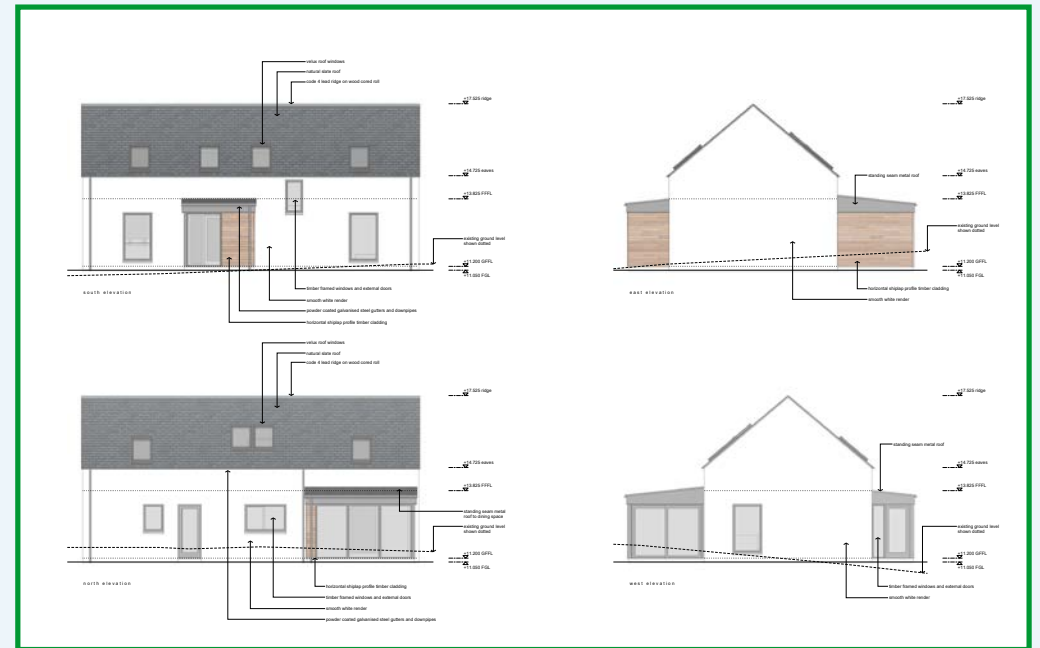
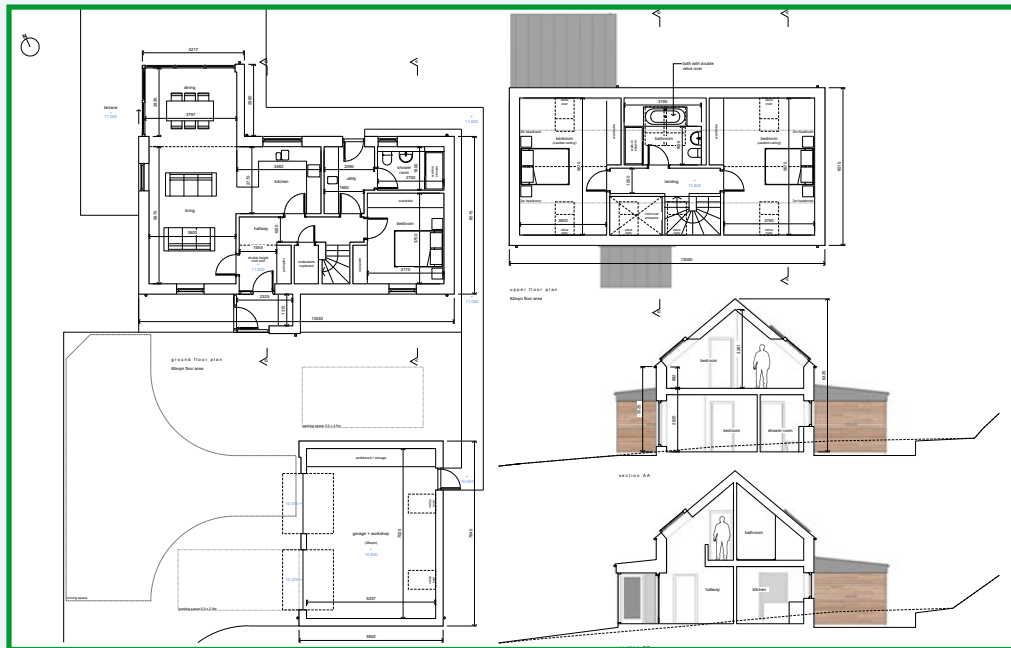
Viewing is unattended. The plot can be viewed at any time on site but please register your interest through the Selling Agent.

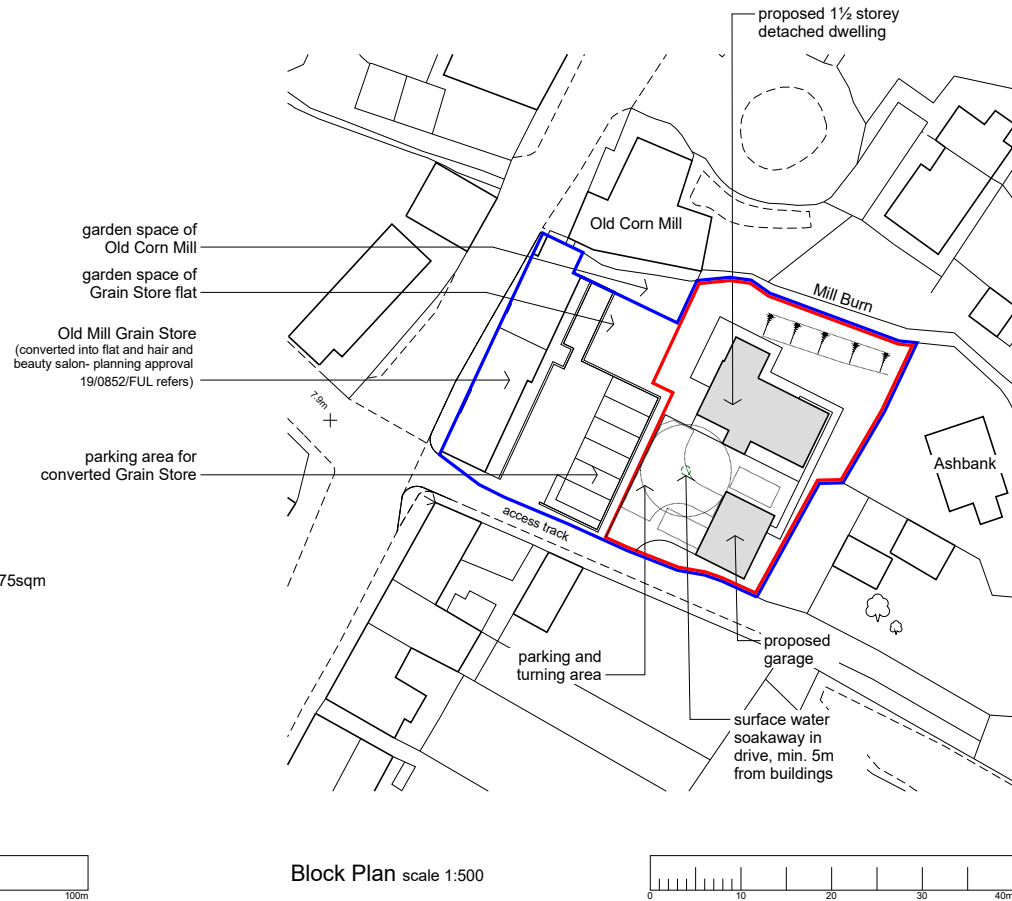
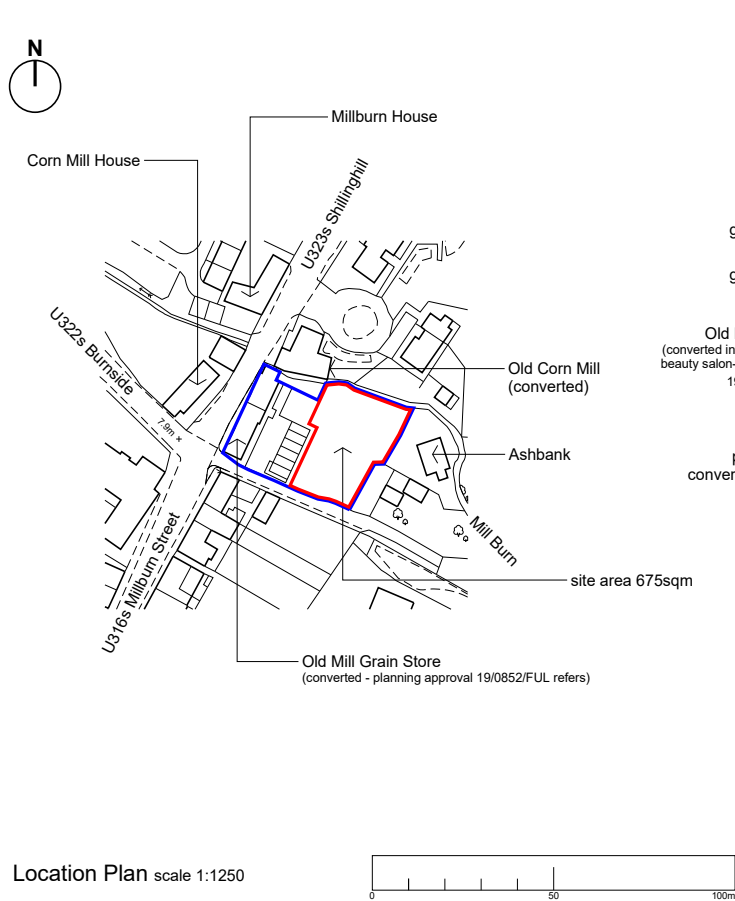
General enquiries regarding this property should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

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 332057.

Ref: HMS/LM/MCKEG02-04





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. SO303783. Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

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