



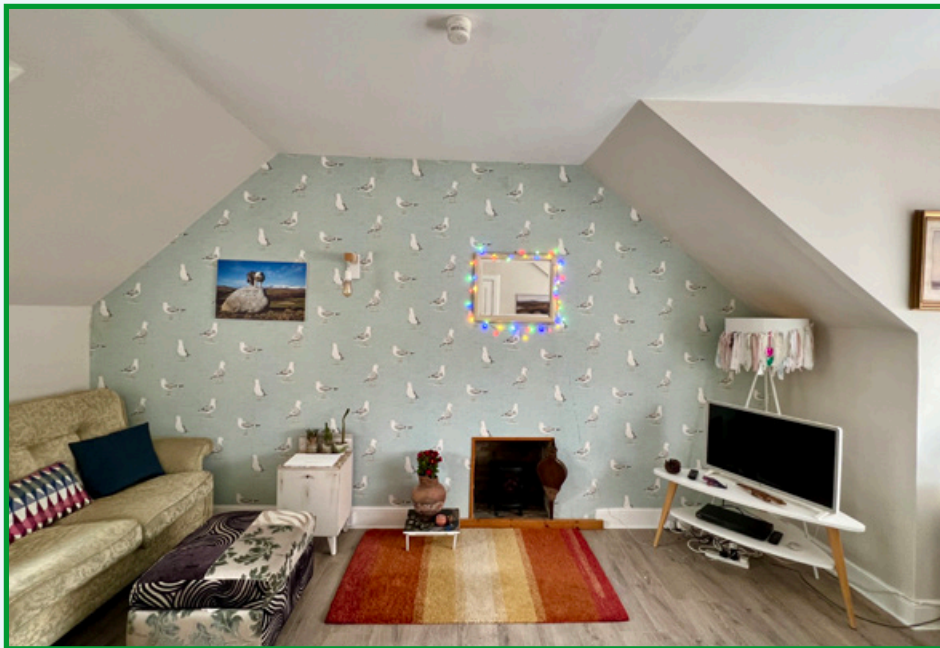
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WILLIAMSON
& HENRY
Solicitors & Estate Agents

3 MEWS LANE

KIRKCUDBRIGHT, DG6 4HE

Spacious two bedroom second floor flat enjoying a central but peaceful and private location tucked away in the heart of Kirkcudbright, whilst enjoying the pleasant outlook across the soaperie gardens to front.



Accommodation:

Ground Floor:

Landing

Second Floor:

Landing

Hallway

Sitting Room

Kitchen

2 Double Bedrooms

Shower room

Outside:

Garage

Garden

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3 Mews lane is a bright and well-proportioned two bedroom flat located in a central location in the heart of Kirkcudbright, although access from Mews Lane to the rear. The front of the property is adjacent to St. Mary's Street which enjoys a pleasant outlook across the soaperie gardens to the church and estuary beyond. The property is in good condition and is tastefully decorated and would be ideal for a first time buyer or as an investment property. Property benefits from uPVC double glazing throughout and gas central heating.

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.

How To Get There

To reach 3 Mews Lane, go along Church Place which is adjacent to the Art Gallery on St Mary's Street. You will have the bowling green on your right hand side. Turn left onto Mews Lane and left again in front of the first row of garages. You will see the final garage on the right is marked as belonging to 3 Mews Lane. Continue through the garden and beyond the garages through the door and up the stairs to the first floor level where you will find the entrance door to 3 Mews Lane.

ACCOMMODATION

Wooden glazed door opens into:-

LANDING 2.03m x 1.34m

Carpeted staircase with rear facing window leading up to:-

Second Floor Accommodation

LANDING 2.84m x 1.03m x 2.37m x 1.07m

Accessed through solid wooden door with obscure glazed panels above. Sash and case window provides additional natural light. Walk in storage cupboard with ceiling light, power and partially shelved. Inner wooden glazed door opening into inner hallway. Coat hooks. Further carpeted staircase leading to:-

HALLWAY 4.15m x 1.25m

Vinyl tiled floor. Radiator. Loft access hatch. Roof light providing borrowed light from attic area. Walk in cupboard housing gas fired combi boiler. Space for washing machine. Coat hooks.

SITTING ROOM 6.78m x 3.61m

Bright and spacious front facing reception room. Wood effect laminate flooring. Two generous windows enjoying a pleasant outlook to Barrhill Woods and further dormer window with outlook to the west across the Soaperie Gardens to Kirkcudbright estuary beyond. Partially coombed ceiling. Two radiators.

KITCHEN 2.96m x 2.62m

Light and airy kitchen with a good range of fully fitted kitchen units. Stone effect laminate work surfaces. Built in Lamona single oven with grill. Integrated Bosch ceran burner electric hob above. Built in Candy drinks chiller. Space for fridge freezer. Breakfast bar area providing useful additional seating. Belfast style ceramic sink with mixer tap above. Integrated lights above work surface and beneath floor units. Window with roller blind above. Radiator. Ceiling light.

DOUBLE BEDROOM 1 (front facing) 4.59m x 4.54m

Very spacious and light room. Partially coombed ceiling. Sash and case window to front enjoying a pleasant outlook across the Soaperie Gardens and St Cuthbert Church opposite. Ceiling light. 2 wall lights. Solid wooden floor.

DOUBLE BEDROOM 2 (rear facing) 4.37m x 3.43m

Further bright and spacious double bedroom with large picture windows providing a pleasant outlook to Barrhill Woods to the rear. Radiator. Solid wooden floor.

SHOWER ROOM 2.30m x 1.62m

Contemporary shower room with suite of white wash hand basin inset into modern vanity unit with mixer tap above and W.C. Corner shower cubicle with monsoon rainfall showerhead above and additional separate shower attachment. Two obscure glazed windows. White ladder towel rail. Respatex style waterproof paneling on all walls and ceiling. Ceiling light. Wood effect laminate flooring.

Outside

GARAGE

A single garage close to the flat is included in the sale. It is brick built with concrete floor and up and over door. The area in front of the garage is also owned by 3 Mews Lane and can be used for parking.

GARDEN

Immediately adjacent to this garage and accessed from the garden is an private rectangular walled courtyard area ideal for sitting enjoying the sunshine partly finished in concrete and partly with pebbles for ease of maintenance. This area contains 2 small trees and perennial flowers.

MISCELLANEOUS

White goods and contents available for purchase by separate negotiation.

BURDENS

The Council Tax Band relating to this property is C.

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

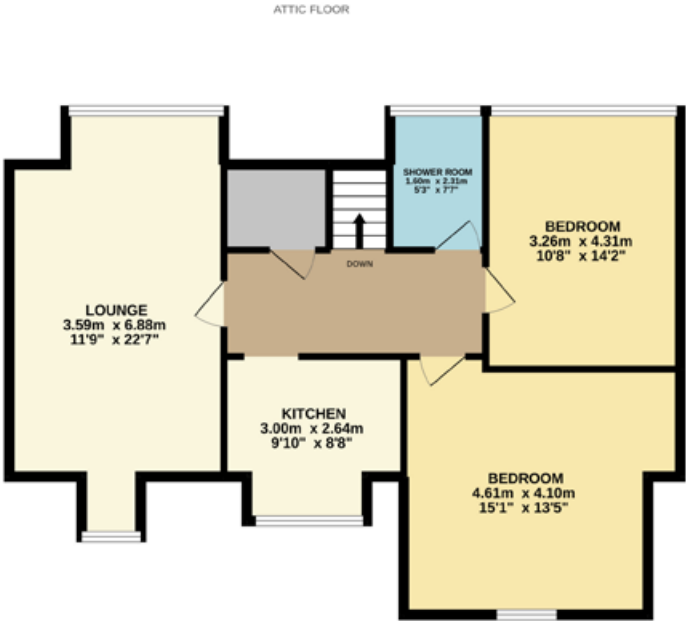
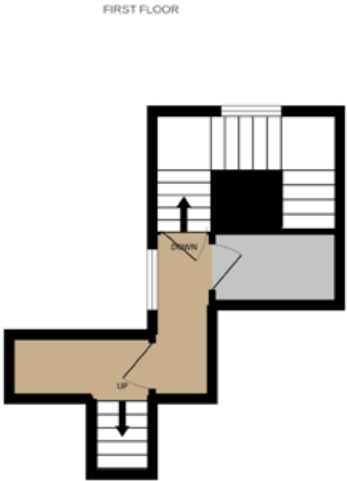
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO 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/ES/FOSBT01-04



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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