

HUNTERS®

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Gladstone Place

Kirkcudbright, DG6 4DT

Offers Over £240,000



- Two-bedroom mid-terrace stone-built home in the heart of Kirkcudbright
- Bright and welcoming living room with characterful wood-burning stove
- Ground floor shower room and first floor family bathroom
- Enclosed rear garden with decked seating area, log store and greenhouse
- Walking distance to Kirkcudbright harbour, shops, cafés, restaurants and local amenities
- Spacious accommodation arranged over three levels
- Modern kitchen dining room with integrated appliances
- Impressive 2nd Floor room with exposed timber beams and excellent storage
- Driveway providing off-street parking for one vehicle
- EPC – D | Council Tax Band – C

Tel: 01387 245898

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Hunters Dumfries are delighted to present this charming two-bedroom mid-terrace stone-built home, ideally situated within the picturesque harbour town of Kirkcudbright. Offering spacious and flexible accommodation across three levels, the property successfully combines character features with modern comforts, making it an excellent choice for couples, families, downsizers or those seeking a lifestyle move to one of Dumfries and Galloway's most desirable coastal communities.

Internally, the accommodation comprises a welcoming entrance hall, a bright and spacious living room featuring a wood-burning stove, a modern kitchen dining room with integrated appliances, a ground floor shower room, two generous first floor bedrooms and a family bathroom. The upper floor provides a versatile additional room with exposed timber beams, excellent storage and flexible space suitable for a home office, hobbies room, occasional guest accommodation or additional living space.

Externally, the property benefits from off-street parking for multiple vehicles together with a beautifully maintained enclosed rear garden featuring a decked seating area, log store, greenhouse and attractive planted borders.

Known as Scotland's Artists' Town, Kirkcudbright offers an outstanding quality of life, with a bustling harbour, independent shops, cafés, galleries, restaurants and excellent local amenities all within easy reach. Surrounded by the stunning Solway coastline and Dumfries and Galloway countryside, the town provides superb opportunities for walking, cycling, sailing and outdoor recreation.

A wonderful opportunity to acquire a characterful home within one of southwest Scotland's most sought-after harbour towns.

EPC – D | Council Tax Band – C

Viewings strictly by appointment only through Hunters Dumfries. Contact 01387 245898 to arrange your viewing.

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Entrance Hall

A welcoming entrance hall providing ample space for coats, shoes and everyday storage. The hall also benefits from a useful built-in cupboard housing the electrical consumer unit, helping to keep the space practical and uncluttered.

Lounge

A generously proportioned and inviting living room enjoying excellent levels of natural light from two large front-facing windows. The focal point of the room is a charming wood-burning stove, creating a warm and cosy atmosphere, making it an ideal space for relaxing and entertaining throughout the year.

Kitchen/Dining Rom

A spacious and well-appointed kitchen dining room fitted with a modern range of shaker-style wall and base units, complemented by contemporary work surfaces. Integrated appliances include a ceramic hob with extractor hood above, built-in oven, microwave, washing machine and fridge freezer. A stylish matte black sink with matching mixer tap sits beneath a rear-facing window, providing pleasant natural light to the workspace. The room comfortably accommodates a dining table and chairs, making it an excellent space for family meals and social gatherings.

Shower Room

Conveniently located off the kitchen, the ground floor shower room is fitted with a shower enclosure, WC and white ceramic wash hand basin. A radiator provides warmth and comfort, while a rear-facing window offers natural light and ventilation.

First Floor Landing

A spacious first floor landing finished with laminate flooring and providing access to the family bathroom and two of the property's three bedrooms. The landing offers a bright and airy feel and provides access to the staircase leading to the upper floor master bedroom.

Bedroom Two

Bedroom three is a well-presented single bedroom enjoying a large window which fills the room with natural light. Currently decorated in neutral tones, the room would be ideally suited as a child's bedroom, nursery, home office or study. A useful built-in storage cupboard provides excellent hanging space and wardrobe facilities, with additional storage located above, making practical use of the available space.

Master Bedroom

A generously proportioned double bedroom offering excellent flexibility and comfortably accommodating a double or king-size bed. Two windows provide an abundance of natural light, enhancing the bright and spacious feel of the room. Finished in neutral décor with laminate flooring throughout, the room also benefits from extensive built-in storage including a large wardrobe area and additional overhead cupboards, providing excellent storage solutions.

Family Bathroom

The family bathroom is fitted with a modern white suite comprising a bath with shower positioned above and glazed shower screen, wash hand basin with storage unit beneath and WC. Finished in neutral tones with practical vinyl flooring, the room offers a clean and contemporary feel. A useful built-in storage cupboard provides ample space for towels, bedding and household essentials.

Third Floor

Occupying the upper floor, this impressive and characterful room offers versatile accommodation together with excellent storage options. The space comfortably accommodates a variety of furniture

layouts and benefits from substantial eaves storage, providing practical space for a wide range of household items.

A particular feature of the room is the attractive exposed timber beams, which add warmth and character while complementing the property's traditional charm. Finished in neutral décor throughout, the room incorporates both carpeted and laminate flooring areas, allowing flexibility for a range of uses including additional living space, a home office, hobby room or guest accommodation.

Natural light is provided by a Velux window, while access to the loft is also available from within the room. The combination of generous proportions, character features and flexible living space makes this a highly adaptable and valuable addition to the home.

External Front

Number 19 Gladstone Place enjoys an attractive stone-built exterior, offering excellent kerb appeal and complementing the character of the surrounding area. The property is approached via a pathway leading to the main entrance, with a generous driveway providing off-street parking for one vehicles. A dedicated bin storage area is conveniently positioned to the side of the property, helping to keep the frontage neat and practical.

The combination of ample parking, attractive stone construction and well-maintained surroundings creates a welcoming first impression and further enhances the appeal of this charming family home.

External Rear

The property enjoys a beautifully maintained and fully enclosed rear garden, creating a private and attractive outdoor space ideal for both relaxing and entertaining. Directly accessed from the kitchen dining room, a timber decked terrace provides an excellent seating area for outdoor dining and enjoying the garden throughout the warmer months. Adjacent to the decking is a substantial covered log store, offering practical storage for firewood and conveniently serving the property's charming wood-burning stove.

Beyond the decked area, the garden is predominantly laid to lawn and features an attractive stepping-stone pathway leading towards the rear. Well-stocked flower and shrub borders add colour and seasonal interest, while timber fencing and mature planting provide a good degree of privacy and enclosure.

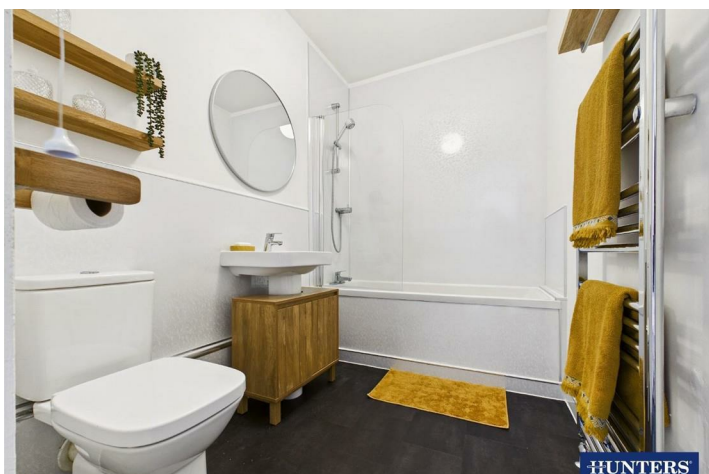
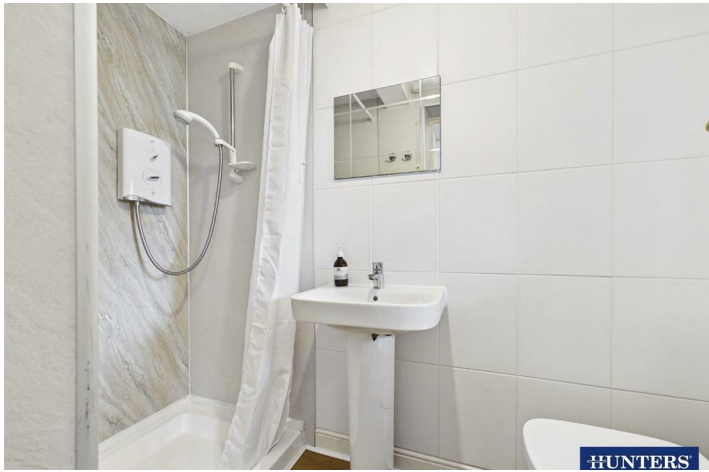
A generous greenhouse is positioned at the rear of the garden, offering excellent facilities for gardening enthusiasts, growing produce or additional outdoor storage. Thoughtfully landscaped and exceptionally well cared for, the rear garden provides a delightful extension of the living accommodation and a wonderful space to enjoy outdoor living.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

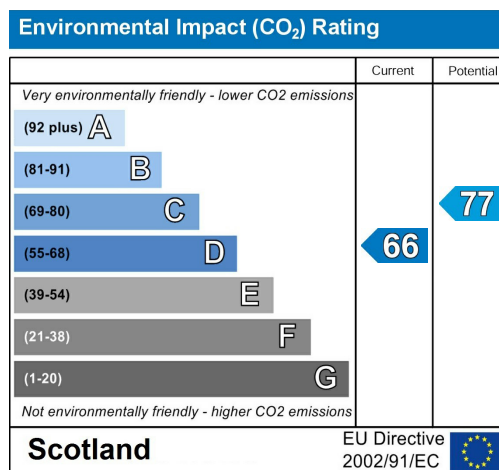
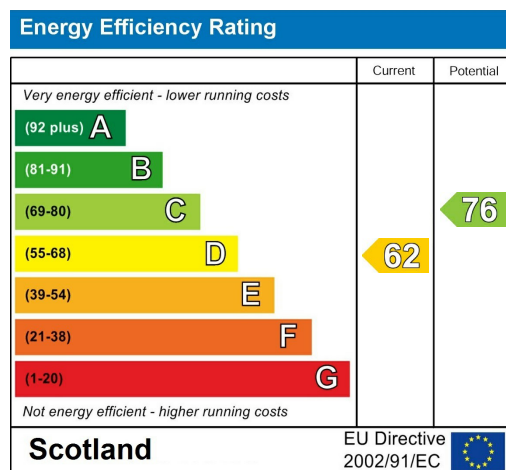






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Energy Efficiency Graph



Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01387 245898

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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