



WILLIAMSON
& HENRY
Solicitors & Estate Agents



5 DRUMBLANE STRAND,

KIRKCUDBRIGHT, DG6 4EX

Bright and airy 4 bedroom detached house located in quiet cul-de-sac location a short distance away from all local amenities.



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Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Double Bedroom 1
Sitting Room
Open Plan Kitchen / Diner
Bathroom
Bedroom 2

First Floor:

Landing
Double Bedroom 3
W.C.
Double Bedroom 4

Outside:

Front and Rear Gardens.
Greenhouse. Potting
Shed. Garage.



5 Drumblane Strand is a well-proportioned detached home providing light and airy accommodation throughout. The property is located in a quiet cul-de-sac off Drumblane Strand and enjoys a pleasant outlook from the front across roof tops to the hills beyond.

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 from front garden through double glazed door with glazed panel above into:-

ENTRANCE VESTIBULE 3.09m x 1.43m

Bright and airy entrance vestibule. Ceramic tiled floor. Double glazed windows on three walls with tiled sill beneath. Ceiling light. Wooden glazed door with two glazed side panels leading into:-

RECEPTION HALLWAY 3.52m x 4.78m (longest and widest)

Welcoming reception hallway with doors leading off to all ground floor accommodation. Carpeted staircase with wooden banister leading to first floor level. Electric stairlift. Under stair storage cupboard. Built in airing cupboard. Central heating controller. Fitted Carpet.

DOUBLE BEDROOM 1 3.84m x 3.37m

Bright front facing double bedroom, which could also equally be used as a formal dining room. Double glazed window with curtain track and curtains above. Radiator. Built in wardrobe with hanging rail and shelving providing useful additional storage. Fitted carpet.

SITTING ROOM 4.15m x 4.34m

Bright and spacious front facing reception room with ample natural light from double glazed picture window with curtain pole and curtains above and two double glazed windows to side with curtain pole and curtain above. Radiator. Electric fire set on marble hearth with wooden surround. BT telephone point. Ceiling light. Fitted carpet.

OPEN PLAN KITCHEN / DINER 5.67m x 4.47m

Well positioned open plan kitchen / diner which provides an ideal space for modern family living.

Kitchen Area

This well thought out kitchen has a good range of pine fitted kitchen units providing ample storage. Laminate work surfaces. Tiled splash backs. Stainless steel 1 ½ bowl sink with mixer tap. Freestanding cooker. Bosch washing machine. Beko tumble dryer. Beko dishwasher. Freestanding Beko fridge and freestanding Beko freezer. Radiator. Double glazed window to rear overlooking garden. Ceiling cornicing. Two fluorescent striplights. Heat sensor and smoke alarm. Double glazed door leading out to garden. Tile effect vinyl flooring. Opens to:-

Dining Area

Double glazed window with curtain pole and curtains. Built in dresser with cupboards and shelving on one wall providing useful additional storage. Ceiling cornicing. Ceiling light. Radiator. Fitted Carpet.

BATHROOM 2.83m x 1.87m (longest and widest)

Suite of white wash hand basin and W.C. Corner shower cubicle with tiled shower enclosure with mains shower attachment above. Chrome heated towel rail. Ceiling light. Dimplex wall mounted fan heater. Mirrored bathroom cabinet. Obscure double glazed window with roller blind above. Ceiling light. Extractor fan. Vinyl flooring.

BEDROOM 2 2.61m x 3.88m

Light and airy double bedroom located to the rear of the property overlooking the garden. Double glazed window overlooking garden. Curtain track and curtains. Radiator. Built in cupboard with hanging rail and shelving providing useful additional storage. Fitted carpet.

Carpeted staircase leading to first floor level. Internal glazed window into vestibule providing additional natural light over stairwell. Stairlift.

First Floor Accommodation

LANDING 2.21m x 0.87m

Fitted carpet. Ceiling light. Doors leading off to two bedrooms and WC.

DOUBLE BEDROOM 3 (Right) 4.15m x 3.86m

Double glazed window overlooking neighbouring garden and rooftops beyond. Two under eaves storage cupboards. Ceiling light. Two built in cupboards providing useful additional storage. Fixed shelving on one wall. Fitted carpet

W.C. 2.26m 2.28m

Suite of white wash hand basin and W.C. Obscure double glazed window with roller blind above. Fixed bathroom mirror. Tiled splash backs. Radiator. Ceiling light. Could easily be converted into a bathroom if required.

DOUBLE BEDROOM 4 (Left) 3.86m x 3.84m

Double glazed window to side. Loft access hatch. Radiator. Wall mounted shelving Two under eaves cupboards. Built in storage cupboard providing useful additional storage. Fitted carpet.

Outside

To the front of the property is a generous tarmac driveway leading to the single garage bordered by flower beds which are well stocked by a variety of mature shrubs. This private and sheltered area is also bordered by hedging and fencing to front and side and could also be used as an additional garden area.

To the rear of the property is a generous gravelled drying green for ease of maintenance which is bordered by well-established flower beds and hedging. A paved path leads round to the side of the property to a well sheltered patio area which has well stocked flower beds providing an abundance of colour making this lovely spot for alfresco dining.

Greenhouse and potting shed.

GARAGE

Up and over door. Concrete floor. Power and lighting.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band 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

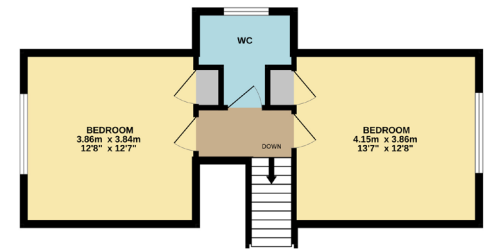
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO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

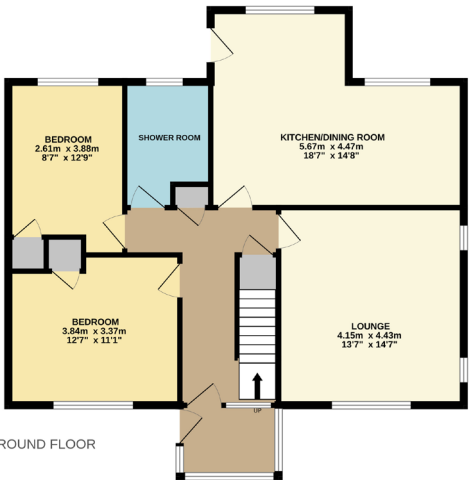
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/SHEPJ01-02



1ST FLOOR



GROUND 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.
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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
 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 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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