



WILLIAMSON
& HENRY
Solicitors & Estate Agents



6 RUTHERFURD CLOSE

KIRKCUDBRIGHT, DG6 4HW

Well-proportioned bright and spacious 4/5 bedroom family home providing flexible accommodation throughout with 2/3 generous reception rooms and 6 room basement.



www.williamsonandhenry.co.uk

Ground Floor:

Entrance Vestibule
Entrance Hallway
Bedroom 1
Cloak Room/Downstairs Toilet
Sitting Room
Dining Room
Kitchen
Bedroom 2 with en-suite
Shower Room

First Floor:

Master Bedroom /
Lounge
Family Bathroom
2 Further Bedrooms
Access to large Attic

Basement Level:

6 Rooms

Outside:

Gardens
Single Garage



6 Rutherford Close is a bright and spacious home, enjoying a peaceful location in a quiet cul-de-sac a short distance away from all local amenities. This delightful home offers flexible accommodation over 3 levels including a basement level which could be developed further.

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

Mono blocked path from driveway leading up to main entrance. Steps from the front lead up to:-

ENTRANCE VESTIBULE 1.78m x 1.58m

Light and airy entrance vestibule with two 15 pane wooden glazed doors opening into main reception hallway. Fitted carpet. Radiator. Ceiling light.

RECEPTION HALLWAY 8.34m x 1.78m

Welcoming and spacious reception hallway with doors leading off to main ground floor accommodation. Carpeted staircase with painted wooden handrail and balustrade leading to first floor level. Two radiators. Two ceiling lights. Smoke alarm. Wood effect laminate flooring. Doorway leading down to basement level.

CLOAK ROOM 1.16m x 1.70m

Suite of white wash hand basin and WC. Ceiling light. Radiator. Coat hanging space.

SITTING ROOM 4.96m x 6.49m

Well-proportioned reception room enjoying an abundance of natural light from large double glazed window to rear garden and uPVC door leading out to large patio with large glazed window to either side. TV aerial point. Smoke alarm. Ceiling light. Wood effect laminate flooring.

DINING ROOM 3.32m x 4.07m

Double oak effect doors lead off the main reception hallway to this formal dining area. Double glazed window with blind, curtain pole and curtains. Ceiling light. Wood effect laminate flooring.



KITCHEN 3.14m x 4.07m

Good sized kitchen with ample room for table and chairs. The Kitchen benefits from a good range of contemporary fitted units with laminate work surfaces and tiling. Electric hob with laminate splash back and chimney style extractor hood above. Two fluorescent strip lights. Stainless steel 1½ bowl sink with mixer tap and drainer to side. Wooden double glazed window to front. Wooden glazed door leading out to garden with roller blind above. Eye level electric oven and grill. Radiator. Tile effect vinyl flooring.

BEDROOM 1 (front facing) 4.08m x 3.01m

Wooden double glazed window to front with roller blind above. Radiator. Ceiling light. Fitted carpet.

BEDROOM 2 (rear facing) 4.04m x 4.08m

Wooden double glazed window with roller blind, curtain pole and curtains above. Ceiling light. Radiator with radiator cover. Fitted carpet. Door leading to:-

EN-SUITE SHOWER ROOM 1.61m x 2.69m

Contemporary en-suite shower room with White wash hand basin set in contemporary vanity unit with drawers beneath. White WC. Walk-in shower cubicle with Respatex style wall paneling on all walls and electric Triton shower. Tile flooring. Wooden window to side with curtain pole and voile curtains above. Radiator.

Carpeted staircase with painted wooden handrail and banister leading to first floor level. One uPVC double glazed window and one wooden double glazed window to side, providing ample natural light over stairwell. Curtain pole and curtains above.

First Floor Accommodation

FIRST FLOOR LANDING

Ceiling light. Doors leading off to all first floor accommodation. Built-in cupboard providing useful additional storage and access to attic. Fitted carpet.

MASTER BEDROOM/LOUNGE 6.68m x 6.05m

Bright and spacious room which is currently used as a master bedroom but has also previously been used as a lounge. Carbon monoxide detector. Candelabra style ceiling pendant. Velux window to side. uPVC double glazed floor-to-ceiling windows with sliding door providing a pleasant outlook across the patio to the hills beyond. Curtain track and curtains above. Two radiators. Wood paneling on two walls. Partially coombed ceiling. Painted wooden floorboards.

FAMILY BATHROOM 4.45m x 2.75m

Good sized family bathroom with vinyl flooring. Tiled from floor to ceiling. Ceiling light. Large double glazed window providing ample natural light. Suite of white wash hand basin, white WC and white Jacuzzi bath with shower attachment above. White walk-in corner Jacuzzi shower with mains shower attachment and built-in seat. Radiator.



BEDROOM 4 (front facing) 4.49m x 2.94m

Fitted carpet. Partially coombed ceiling. Under eaves storage. Ceiling spotlight. Radiator.

BEDROOM 5 (front facing) 2.98m x 3.54m

Fitted carpet. Partially coombed ceiling. Under eaves storage. Ceiling light. Radiator.

Basement Accommodation

Doorway from the main reception hallway leads to staircase down to the full height basement level. This large space is split into 6 well-proportioned rooms which could be used to create a home gym, games room, cinema room or home office / workshop area.

BASEMENT HALLWAY 2.31m x 2.75m

Paved floor. Painted breezeblock walls. Under stairs storage cupboard and built-in shelving.

ROOM 1 - WORKSHOP

Concrete floor. Fluorescent strip light.

ROOM 2 (left)

Large room which is split into three separate areas:-

Home Gym

Currently used as a home gym. Paved floor. Fluorescent strip light. Door to left leading to laundry room. Door to right leading to office. Door leading to stairs up to the garage.

Laundry 2.49m x 4.61m

Paved floor. Stainless steel sink with mixer tap and drainer to side. Plumbing for washing machine. Worcester gas fired boiler. Wall mounted RCD consumer unit and fuse box. Fluorescent strip light.

Office Area 4.19m x 4.01m

Currently used as a home office. Paved floor. Two fluorescent strip lights.

ROOM 5 4.03m x 4.09m

Accessed from the basement hallway through wrought iron gate. Concrete floor. Fluorescent strip light. Doorway leading through to Room 6.

ROOM 6 5.80m x 4.10m

Fluorescent light. Concrete floor.

Outside

6 Rutherford Close is well-positioned within a generous wrap around plot with a tarmacadam driveway bordered by well-established flower beds to side and formal lawned area to front.





A paved path from the garage and driveway leads up to the front entrance and to a covered walkway from the garage to main house. Path to rear garden with generous paved and sheltered patio area which extends to the rear of the property and can be accessed directly from the lounge, providing an ideal spot for alfresco dining and entertaining.

To the rear of the property steps lead up to a generous formal lawned area.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Band C.

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/ANSBJ03-03



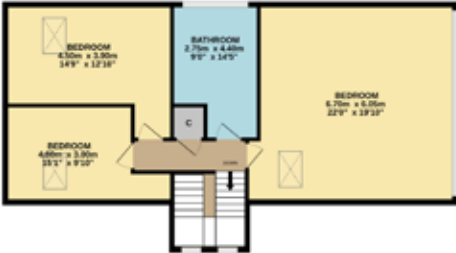
BASEMENT



GROUND FLOOR



1ST 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 Metagix 02/2020

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