



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

# 7 Union Street

Kirkcudbright, DG6 4JF

**A 5 bedroomed townhouse of traditional construction located in the heart of Kirkcudbright's cultural and historic district and within easy level walking distance of the town centre and all amenities. The property would benefit from a degree of modernisation but provides good sized family accommodation with the benefit of garden ground.**

## **Ground Floor:**

Vestibule  
Hallway  
Living Room  
Dining Kitchen  
Rear Vestibule

Cellar with two separate rooms

## **First Floor:**

Landing  
Bathroom  
3 Bedrooms

## **Attic Level:**

Landing  
Attic Store Room  
Single Bedroom 4  
Bedroom 5

Garden



A traditional mid-terraced townhouse set over 3 storeys with cellars beneath located in one of the oldest parts of Kirkcudbright and conveniently located close to schools and shops as well as a number of galleries and attractions.

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 including the highly acclaimed Kirkcudbright 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. The Solway is also a popular yachting destination with a Blue Flag Marina only a short walk away.

## ACCOMMODATION

### VESTIBULE 4'3" X 3'8" (1.31m x 1.13m)

uPVC double glazed entrance door with double glazed window light above. Wall mounted electric switchgear. Internal 15 pane glaze door to hallway.

### HALLWAY

L-shaped with carpeted staircase leading to first floor level. Smoke alarm. Dimplex night store heater with glass shelf above.

### LIVING ROOM 14'11" x 11'10" (4.55m x 3.63m)

uPVC Georgian style double glazed window to front with wide wooden window shelf. Feature Fyfestone fireplace with wooden mantel, low level shelving, marble hearth and Black Beauty slimline gas fire. TV point. Shelved alcove. Plaster corning. Central ceiling rose. Dimplex night store heater.

### DINING KITCHEN 12'0" x 10'11" (3.67m x 3.34m)

Fitted wall and floor units in light oak. Asterite one and a half bowl sink with single drainer. uPVC double glazed window to rear. Built-in ceramic hob. Built-in Hotpoint single oven. Tiled splashbacks. Wall-mounted Horstmann immersion heater.

Steps leading down to:

### REAR VESTIBULE

Door from hallway. Coat hooks. Door leading to cellar. Part glazed door to close to side.

### CELLAR

Stone steps leading down into cellar. Single glazed window to rear. Two separate compartments. Concrete floor. Gas meter. Power and light.

**Room 1 14'7" x 11'6" (4.46m x 3.51m)**

**Room 2 11'9" x 3'9" (3.60m x 1.15m)**

### FIRST FLOOR:

Carpeted turning staircase to first floor landing.

### FIRST FLOOR LANDING 11'6" x 3'9" (3.52m x 1.16m)

uPVC double glazed window to rear with wide ingoes and roller blind. Smoke alarm. Dimplex night store heater. Carpeted staircase to attic floor level.

### BATHROOM 10'7" x 5'8" (3.25m x 1.73) (at longest and widest)

Coloured suite of bath, WC and wash hand basin. Shower wall backing over bath with shower curtain and rail. Triton T80si instant electric shower. Part wood panelling. uPVC double glazed window to rear with wide wooden ingoes. Xpelair extractor fan. Wall mounted fan heater. Airing cupboard with slatted shelving.

### BEDROOM 1

**12'1" x 8'11" widening to 10'2" (3.69m x 2.74m widening to 3.10m)**

uPVC double glazed window to front. Panel heater with 24 hour timer. Plaster corning.

### BEDROOM 2

**13'1" to face of wardrobes x 12'0" (4.00m to face of wardrobes x 3.68m)**

Wall mounted panel heater with 24 hour timer. uPVC double glazed window to front. Plaster corning. Extensive built-in wooden wardrobes incorporating two double wardrobes, dressing table with fitted mirror and storage boxes above.

### BEDROOM 3

**10'11" x 8'4" widening to 12'4" (3.33m x 2.56m widening to 3.77m)**

uPVC double glazed window to rear. Built-in cupboard housing factory insulated hot water tank and storage cupboard beneath.



### ATTIC LEVEL

Carpeted staircase to attic landing. Velux window to rear over landing with fitted blind.

### LANDING

Dimplex night store heater. Smoke alarm.

### ATTIC STORE ROOM 8'0" x 5'9" (2.46m x 1.76m)

Coombed ceiling. Traditional cast iron skylight to rear.

### ATTIC SINGLE BEDROOM/STUDY

12'11" at longest x 7'0" (3.95m at longest x 2.14m)

Coombed ceiling. Velux window to front.

### BEDROOM 5 14'8" at widest x 12'4" (4.49m at widest x 3.78m)

Coombed ceilings. Large velux window to rear with window blind. Access door to side loft.

### GARDEN

A good sized rear garden with concrete path and patio area. Pedestrian access gate and close from Union Street leads to the rear garden over which the neighbours at 9 Union Street have right of access. Steps up to mainly gravelled hard landscaped garden for ease of maintenance. Clothes poles. Central drying green. Flower borders.

### BURDENS

The Council Tax Band relating to this property is C.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F

### 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

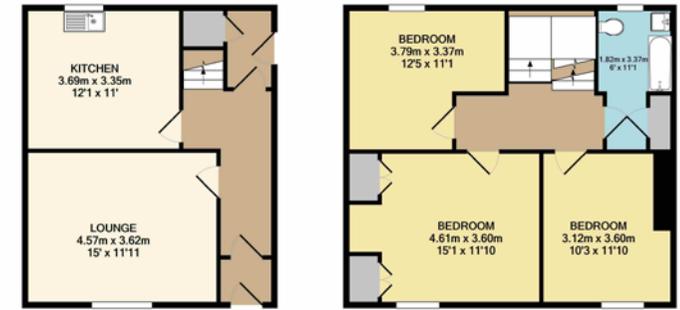
### GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, 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](mailto:property@williamsonandhenry.co.uk)).

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

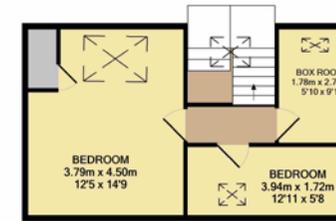
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RDI/INGRJ01-04



GROUND FLOOR

1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

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

**GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293**

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

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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](http://www.williamsonandhenry.co.uk)

