



WILLIAMSON
& HENRY
Solicitors & Estate Agents



81 High Street

Kirkcudbright, DG6 4JW

A south facing terraced townhouse set over 3 storeys opposite the Tolbooth Art Gallery in the very heart of Kirkcudbright's sought after High Street.

Ground Floor:

Vestibule
Open plan Living Room, Dining Room and Kitchen
Utility Room

First Floor:

Sitting Room/Bedroom
Bathroom

Attic Floor:

Shower Room
Bedroom



81 High Street enjoys a south facing location near the widest part or "crook" of the High Street in one of the most picturesque areas of the town and is at the very centre of its artistic tradition within easy level walking distance of a number of galleries and other local amenities.

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 recently opened 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" and the recent opening of the Kirkcudbright Galleries further promotes that artistic tradition on a national stage.

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 1.42m x 0.98m (47" x 3'2") at longest

Painted wooden front door with single glazed fan light. Internal fifteen pane glazed door to living room and fifteen pane glazed panel. Pine panelled with integrated book shelving.

OPEN PLAN LIVING ROOM, DINING ROOM and KITCHEN

LIVING AREA 4.70m x 3.61m (15'5" x 11'10") in the main

The living area has two sash and case windows to front with secondary glazed panels with wide window shelving and built-in storage cupboards beneath, part wood panelling to dado height. Traditional fireplace with painted wooden surround and overmantle, cast iron and tiled backing with tiled hearth and inset coal effect gas fire. Built-in cupboard with shelving and double doors and built-in double door storage cupboard beneath. Radiator with thermostatic valve.

DINING AREA 2.93m x 2.62m (9'7" x 8'6")

Carpeted staircase leading to first floor level. Brick built open fireplace with wooden overmantle and tiled hearth. Smoke alarm and a wall mounted Horstmann Thermostat. Understairs storage cupboard with shelving.

KITCHEN AREA 3.93m x 2.39m (12'10" x 7'9") in the main

Two radiators. Secondary glazed windows to the side and rear. Part tiled floor. Fitted base unit in country cream with butcher's block wooden worksurfaces. Ceramic corner sink with drainer, slot in Belling electric cooker. Access hatch to loft. Swift air extractor fan. Hardwood single glazed stable door to side.

UTILITY ROOM 3.14m x 1.77m (10'3" x 5'9")

Part glazed wooden door from kitchen. Tiled floor. Clothes pulley. Belfast sink. Butcher's block work surfaces. Plumbing for Bosch Classix 6 automatic washing machine. Beko fridge/freezer. Gas meter. Wall mounted Alfa Intec 34c wall mounted gas boiler. Velux roof light. Single glazed window to side with window shelf and coat hooks. Access door leading to outside.

First Floor Accommodation:

Carpeted turned staircase to first floor landing. Window to rear with a wide wooden window shelf. Telephone point. Radiator with thermostatic valve. Smoke alarm. From landing a further turned staircase to attic level.

SITTING ROOM/BEDROOM 4.81m x 4.16m (15'9" x 13'7") in the main

Three double glazed windows to front with wide wooden window shelves. Two radiators with thermostatic valves. Original fireplace with painted wooden mantel, tiled hearth and surround (not working). Venetian blinds on windows. Built-in wardrobe with shelving and hanging rail, double doors.

BATHROOM 2.37m x 2.09m (7'9" x 6'10") in the main

Modern suite of bath, W.C. and wash hand basin set in vanity unit. Fitted mirror. Shaver light. Respatex shower wall around bath. Folding shower screen. Mira Sport instant electric shower over bath. Radiator with thermostatic valve. Window to rear. Wooden venetian blind. Internal glazed window to landing and obscure glazed door from landing. Painted wood panelling to waist height and cork tiled floor.

Attic Accommodation:

Carpeted staircase to attic landing. Velux window to rear.

SHOWER ROOM 2.56m x 1.87m (8'4" x 6'1") at widest

Part coombed ceiling. Velux window to rear. W.C. and wash hand basin set in vanity unit with cupboard beneath. Further built-in storage cupboard. Low level storage cupboard with louvre door. Chrome towel radiator. Shower cubicle with shower wall. Mira mains shower and glazed shower door.



BEDROOM

4.77m x 3.16m (15'7" x 10'4") at widest

Built-in storage cupboard to side loft. Part coombed ceilings and sash and case secondary glazed dormer window to front. Radiator. Access hatch to loft.

OUTSIDE

Small secluded courtyard with space for table and chairs providing an opportunity for alfresco dining in the summer.

BURDENS

The Council Tax Band relating to this property is C.

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 One Survey on 0141 338 6222 or by simply logging on to 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).

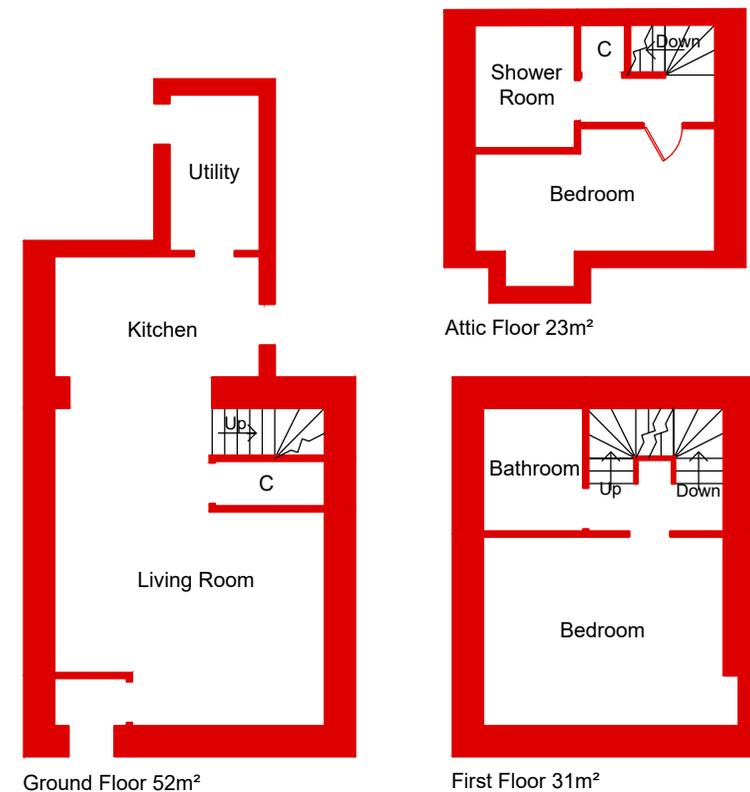
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: RDI/MMCM/MIDDP01-06



81 High Street, Kirkcudbright



Sketch plan for illustrative purposes only
Approximate floor area 106m²

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