



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

# GARDEN COTTAGE

18A HIGH ST, KIRKCUDBRIGHT, DG6 4JX

**Traditional Stone Cottage tucked away in a peaceful location just off the Kirkcudbright's historic High Street with a wonderfully charming and private cottage garden.**

## **Ground Floor:**

Vestibule  
Hallway  
Living Room  
Toilet  
Shower Room/Boiler Room  
Dining Kitchen  
Conservatory

## **First Floor:**

3 Bedrooms  
Shower Room

## **Outside:**

Gardens.  
Greenhouse & Garden Shed



## ACCOMMODATION

Hardwood storm door leading to vestibule.

### **Vestibule 6'1" x 4'11" (1.85m x 1.51m)**

Tiled floor. Coat hooks. Hardwood double glazed window to side with wide window shelf. Wall mounted electric switchgear. Radiator. Internal Rennie Mackintosh style glazed door to hallway.

### **Hallway 12'8 x 5'4 (3.91m x 1.65m) (narrowest)**

Natural wood flooring. Rennie Mackintosh style glazed French doors to living room. Telephone point. Under stairs storage cupboard with hot water cylinder Radiator. Fitted wall down lighters.

### **Living Room 17'6" at longest x 12'10" (5.34m at longest x 3.92m)**

Double glazed French doors from hallway. Natural wood flooring. Open wood beam ceiling. Two hardwood double glazed windows to front facing north with window shelves and radiators beneath. Living flame electric fire with contemporary fireplace. TV point. Telephone point.

### **Toilet 4'4" x 4'1" at widest (1.34m x 1.25 at widest)**

WC and wash hand basin set in vanity unit with tiled shelf. Tiled splash back. Built-in wooden medicine cabinet with three mirrored doors. Radiator. Coat hooks. Wide window shelf. Hardwood double glazed window to front.

### **Shower Room / Storage Area 5'3" x 4'0" (1.60m x 1.24m)**

Wall mounted gas fired boiler. Fitted base unit with wooden doors, formica work surface and tiled splashback. Coat hooks. Glazed shower cubicle with Respatex shower wall, extractor fan and Mira shower.

### **Dining Kitchen 13'6" x 9'0" (4.11m x 2.74m)**

Glazed wooden door from hall. Twin glazed French doors to conservatory. Hardwood double glazed window to front with wide window shelf. Radiator. Bespoke hand built kitchen with pine wall and floor units with wooden edged formica work surfaces featuring a dresser style unit. Dishwasher. Stainless steel one and a half bowl sink with single drainer. Slot-in Philips Whirlpool gas cooker. Built-in extractor fan. TV point. Tiled splash backs.

### **Conservatory 12'8" x 13'0" at widest (3.86m x 3.96m at widest)**

Hardwood double glazed conservatory to rear with wide low level window shelves and double French doors to patio to rear. Triple polycarbonate roof. Radiator. Living flame electric fire.

## First Floor

Stained wooden staircase and matching handrail to first floor level. Landing with large Velux window. Smoke alarm. An additional built in unit and these two units contain a washing machine and dryer.

### **Bedroom 1 16'8" x 13'3" at widest" (5.10m x 4.04m at widest)**

Part coombed ceilings. Radiator. Built-in hanging wardrobes. Built-in dresser unit with shelving and cupboards beneath. Built-in book shelf. TV points. Velux window to rear facing south with wide window shelf. Hardwood double glazed window to side facing west overlooking garden with wide window shelf. Built-in bed with headboards and shelving unit.

### **Shower Room (L-shaped) 7'8" at longest x 6'2" (2.35m at longest x 1.89m)**

Walk-in double shower cubicle with glazed shower screen, shower curtain and rail. Mainly tiled. WC and wash hand basin set in built-in vanity unit with wooden edged tiled shelf. Velux window to front facing north. Electric towel heater. Extractor fan.

### **Bedroom 2 14'2" x 12'4" (4.34m x 3.76m)**

Part coombed ceilings. Built-in wardrobes with hanging rails. Built-in dresser and shelf unit with drawers and storage cupboards beneath. Velux window facing south. Velux window facing north. Radiator with thermostatic valve.

### **Bedroom 3 14'2" x 7'2" (4.34m x 2.20m)**

Coombed ceiling. Access hatch to loft. Built-in storage shelves. Hanging rails. Velux window to south. Radiator.

## Outside

### **Garden Grounds**

This lovely property has an interesting garden with a wide variety of unusual plants and seasonal blooms.

Further private garden to rear with slabbed patios, gravel pathways, raised flower beds and numerous areas in which to sit to fully appreciate the wide range of plants, shrubs and trees.

### **Wooden shed & Greenhouse. Log Store**

With pitched felted roof and single glazed window. Single glazed greenhouse.

## Burdens

The Council Tax Band relating to this property is a band D.



### Energy Efficiency

The Energy Performance rating for this property is a 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.

### Notes

Garden Cottage previously won a commendation in the Galloway Preservation Society Small House Improvement competition in 1995 for having been improved in sympathy with the local character thus preserving the vernacular style of buildings in Galloway.



### GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

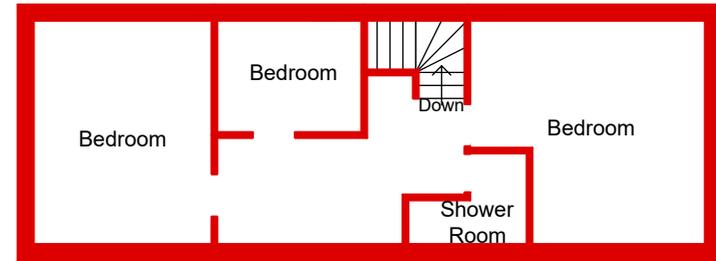
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

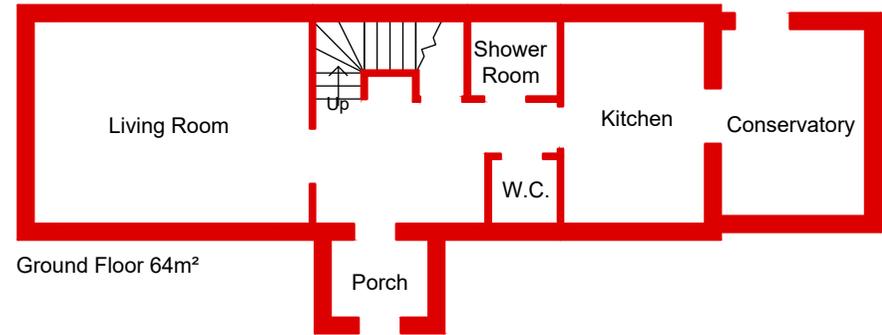
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: HMS/SAK/SCULE01-01

### The Garden Cottage, 18a High Street, Kirkcudbright



First Floor 56m<sup>2</sup>



Ground Floor 64m<sup>2</sup>

Sketch plan for illustrative purposes only  
Approximate floor area 120m<sup>2</sup>

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**

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

**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 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.

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