



# 1 Maxwell Wynd

Kirkcudbright, DG6 4HJ

2 bed semi-detached property, situated close to the heart of Kirkcudbright harbour and main shopping streets. Ideal for first time buyer.



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

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

**Ground Floor:** Hallway  
Living Room  
Kitchen  
Office

**First Floor:** Bathroom  
2 Bedrooms  
  
Garden.

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 golf course, marina, swimming pool and an active summer festivities programme, including its own Jazz Festival and Tattoo.

#### ACCOMMODATION

**HALLWAY (L-Shaped)** 9'5" x 3'4" 3'4" x 8'9"  
Coat rail, night storage heater. Laid out in carpet.

**LIVING ROOM** 13'2" x 15'7"  
Laid out in carpet. Two uPVC windows overlooking the garden. One uPVC window looking out onto the public square. Night storage heater. Electric fireplace.

**KITCHEN** 13'9" x 7'10"  
Laid out in laminate flooring. Stainless steel sink and drainer. Wooden worktops with space for cooker/hob, washing machine and dryer. Breakfast bar. Dining hatch into the Living Room. Tiled splash-backs. Large paned uPVC window looking onto the garden. Wall mounted storage cupboards.

**OFFICE/STORAGE SPACE** 8'4" x 4'8"  
Laid out in linoleum. Shelving units.

#### First Floor Accommodation

**HALLWAY (L-shaped)** 9'1" x 3' 6' x 2'1"  
There is a storage cupboard in the hallway. Access to the loft.

**BATHROOM** 10'2" x 4'7"  
Laid out in carpet. Bath, W.C., sink, tiled splash-back, double glazed obscured paned uPVC windows. Wall mounted mirror/storage cupboard and towel rail.

**BEDROOM NO. 1** 13'1" x 11'4"  
Laid out in carpet. UPVC window overlooking the public square to the front.

**BEDROOM NO. 2** 11" x 10'9"  
Laid out in carpet. UPVC double glazed window. Storage cupboard containing boiler.

#### OUTSIDE

**GARDEN**  
Laid out in stone chips. Pathway to the public square beyond. Whirligig.

**BURDENS**  
The Council Tax Band relating to this property is a band B.

**ENERGY PERFORMANCE RATING**  
The Energy Efficiency Rating for this property is a Band E

#### 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

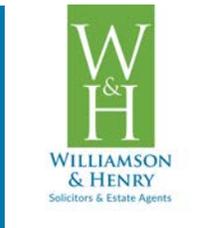
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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: GJD/PL/MCFAJ01-08



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

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