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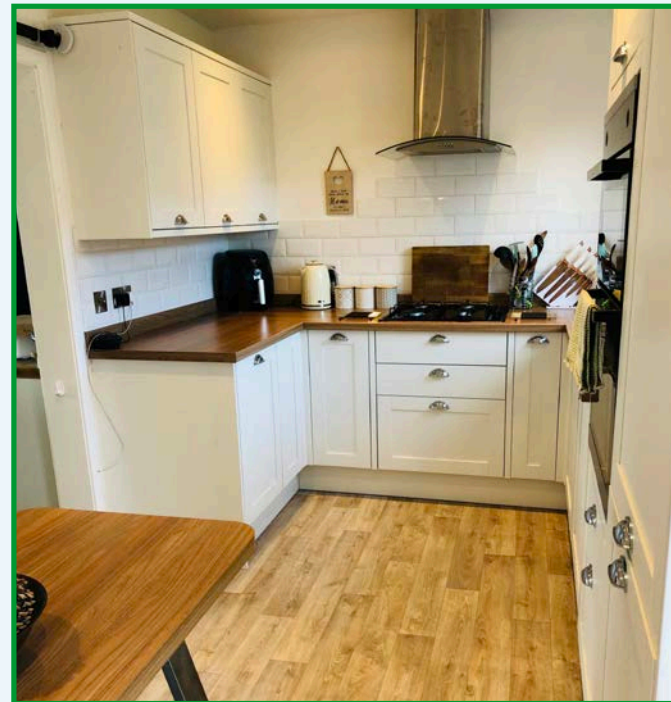
WILLIAMSON
& HENRY
Soleitors & Estate Agents

13 CASTLEDYKES ROAD

KIRKCUDBRIGHT, DG6 4AN



Recently refurbished and surprisingly spacious home with 3 good sized bedrooms, particularly convenient for schools and a level walk from other amenities of town. Viewing advised.



Ground Floor:

Hallway
Bathroom
Living Room
Kitchen

First Floor:

3 Bedrooms
Office Space

Thirteen Castledykes Road is a well presented three bedroom home providing well laid out accommodation. The kitchen has a built in bench and table for dining which is included in the sale. There is a sliding barn door to maximise the kitchen space. The property benefits from three bedrooms, good internal storage, full uPVC double glazing, and full gas central heating. All carpets and fitted floor coverings remaining in the house at present will be included in the sale.

New boiler installed and the all the flooring in the property has been renewed since purchase.

Kirkcudbright itself is an attractive harbour town which boasts an array of historical and architectural features of interest, including a castle in its town centre, an ancient High Street, Toll Booth Art's Centre, Stewartry Museum and numerous galleries, including the newly opened Kirkcudbright Gallery and Café on St Mary Street. Known as the "Artists' Town", Kirkcudbright was the home of the renowned Artist, E A Hornel (one of the "Glasgow Boys") and other artists who formed the artist colony. The town has an affiliation for art exhibitions and crafts. Within town there is a wide variety of family owned shops, pubs, hotels and restaurants, active sport facilities, including a golf course, marina, swimming pool, tennis courts, squash courts, as well as an active Summer Festivities Programme, including its own Jazz Festival, Tattoo and Riding of the Marches celebrations.

ACCOMMODATION

The stairwell is laid out in carpet.

L-SHAPED HALLWAY **14'5" x 3'4" (4.40m x 1.3m)** **8'0" x 3'11" (2.44m x 1.9m)**

Laid out in wood-effect laminate flooring. We have an obscure paned uPVC double glazed window overlooking the front and two paned uPVC double glazed front door opening onto the pathway to Castledykes Road. Slight comb on the L-shape with a coat rail.

BATHROOM **10'0" x 4'8" (3.6m x 1.44m)**

W.C., wash-hand basin, bath with shower door. Bath to ceiling tiles around the bath. Obscure paned uPVC double glazed window and radiator. Laid out in wood patterned linoleum.

LIVING ROOM **4.59m x 3.49m (15'0" x 11'5")**

Laid out in carpet. Large pane double glazed window overlooking the front garden. Wooden doorway with glass pane looking out onto the hallway. Doorway leading into the kitchen.

KITCHEN **14'0" x 8'9" (4.27m x 2.67)**

Brand new kitchen from Howdens. Laid out in wood-effect laminate flooring. Obscure paned uPVC double glazed doorway looking out to the side. Built-in bench seating area on one side. We have an integrated Lamona oven and grill and gas hob. Integrated washing machine, fridge and freezer. Additional uPVC double glazed window looking out to the rear, plus a Lamona extractor above. Tiled splash-backs on three sides. Spotlights and heat detector.

UPSTAIRS HALLWAY **8'4" x 3'4" (2.5m x 1.4m)**

Laid out in carpet. Hatch to loft and it contains a smoke alarm. Shelved storage cupboard.

BEDROOM NO. 1 **9'10" x 9'8" (3.1m x 2.76m)**

Laid out in carpet. UPVC double glazed windows overlooking the garden. Cupboard shelved with clothes rail. Radiator.

BEDROOM NO. 2 **9'11" x 13' (3.3m x 3.96m)**

Laid out in carpet. Two uPVC double glazed windows overlooking the garden. Shelved cupboard with clothes rail. Radiator.

BEDROOM NO. 3 **13'9" x 10'1" (4.19m x 3.8m)**

Laid out in carpet. Large pane uPVC double glazed window overlooking onto the front. Radiator. Office space off the bedroom:

OFFICE SPACE **7'4" x 3'3" (2.26m x 1.0m)**

Laid out in carpet. Contains a UPVC double glazed window overlooking the front.

OUTSIDE

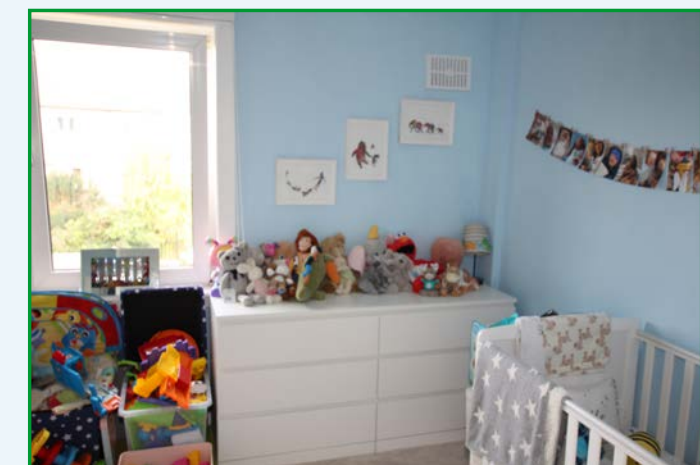
A paved path leads to the front door and the remainder of the front is mainly laid to concrete and slate chippings for ease of maintenance with well-established bushes interspersed. To the left side of the house as viewed from the road a pend leads up between the houses providing external access to the rear garden. Here there is a wooden shed with power which is included in the sale. A concrete path runs the length of the rear garden with newly laid lawn area and patio area at the top of the garden. There are well established bushes and perennials at the edge of the lawn with a new fence and gate surrounding. There is a patio area suitable for al fresco dining approximately half way down the garden. The garden can also be accessed via the back door from the kitchen.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency 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.



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

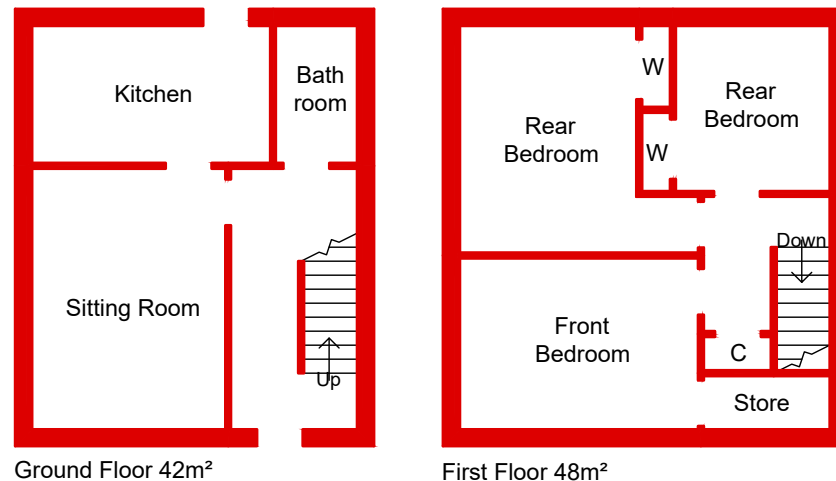
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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). 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/DONLS01-02

13 Castledykes Road, Kirkcudbright



Sketch plan for illustrative purposes only
Approximate floor area 90m²

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.

www.williamsonandhenry.co.uk

