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WILLIAMSON
& HENRY
Solicitors & Estate Agents

BUDGETTS

31C High Street, Kirkcudbright, DG6 4JZ

Terraced one bedroom property in popular residential area just off the historic Kirkcudbright High Street. Gas Central Heating. Partial double glazing.

www.williamsonandhenry.co.uk

Accommodation:

Kitchen

Living Room

Landing

Shower Room

Bedroom

Number 31C is a charming one bedroom property tucked away just off the historic High Street of Kirkcudbright, in Hart's Close. The property is surprisingly spacious and gives reception area at ground floor and sleeping accommodation at first level. The property is in good decorative order and benefits from a modern fitted kitchen and a bathroom. It would be ideal for a first time buyer or buy-to-let investment property. Viewing is highly recommended.

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

KITCHEN 2.70m x 2.17m (8'10" x 7'01")

Front door entrance into kitchen. Modern fitted kitchen with wood effect cupboards and black worktops set in an "L" shaped configuration. Sink with mixer tap. Wall tiles. uPVC double glazed window to side of property. Integral fridge/freezer. Space plumbed for washing machine. Pendant light. Tile effect linoleum floor covering. Radiator. Access to living room.

LIVING ROOM 5.04m x 3.85m (16'06" x 12'07") (at longest and widest)

Spacious living room with ample room for dining. Double sash and case windows to side. T.V. point. Telephone point. Two radiators. Fitted carpet. Pendant light. Feature fireplace (not in working order) with tiled surround. Access to first floor by open carpeted stairwell with wooden banister.

LANDING 1.33m x 0.96m (4'04" x 3'01")

Gives access to shower room and double bedroom. Hatched access to loft. Radiator. Fitted carpet. Skylight.

SHOWER ROOM 2.62m x 2.47m (8'09" x 8'01") (at longest and widest)

Good sized shower room with ample space for a bath if preferred. White wash hand basin. Matching W.C. Shower cubicle with Alterna shower fitment. Stone effect respatex. uPVC double glazed frosted window to side. Radiator. Usual bathroom fittings. Wood effect linoleum floor covering. Utility storage cupboard housing Ideal Gas Combi Boiler.

BEDROOM 4.14m x 3.89m (13'06" x 12'09") (at longest and widest)

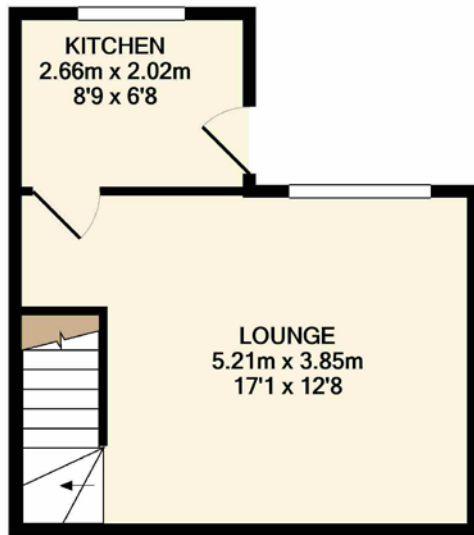
Spacious double bedroom with built-in storage. Pendant light. Fitted carpet. Radiator. Double sash and case window giving outlook to side of neighbouring gardens and beyond to Castle MacLellan.

BURDENS

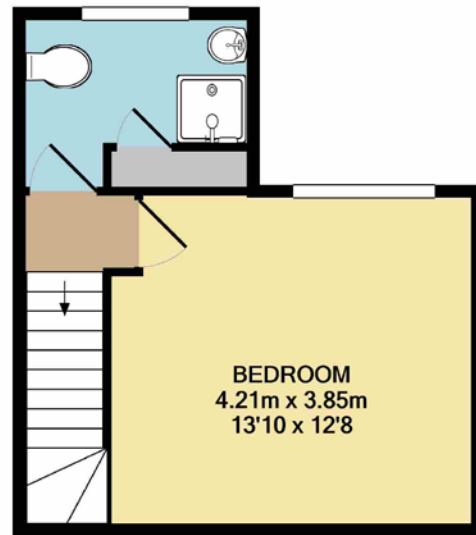
The Council Tax Band relating to this property is a Band A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D



GROUND FLOOR



1ST 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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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: HMS/MMCM/HENRE01-03



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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