



WILLIAMSON  
& HENRY  
Solicitors & Estate Agents

# 13 Bridge Street

Kirkcudbright, DG6 4DW

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

This bright Bridge Street property, with exclusive entrance at ground level has views overlooking Kirkcudbright harbour from the kitchen. The back door, also at ground level, takes you to the shared garden with pathway to the harbour. The staircase leads to the spacious, high ceilinged two bedroom apartment.

**GROUND FLOOR:**

Entrance Hall with wide stair to

**FIRST FLOOR:**

Hall

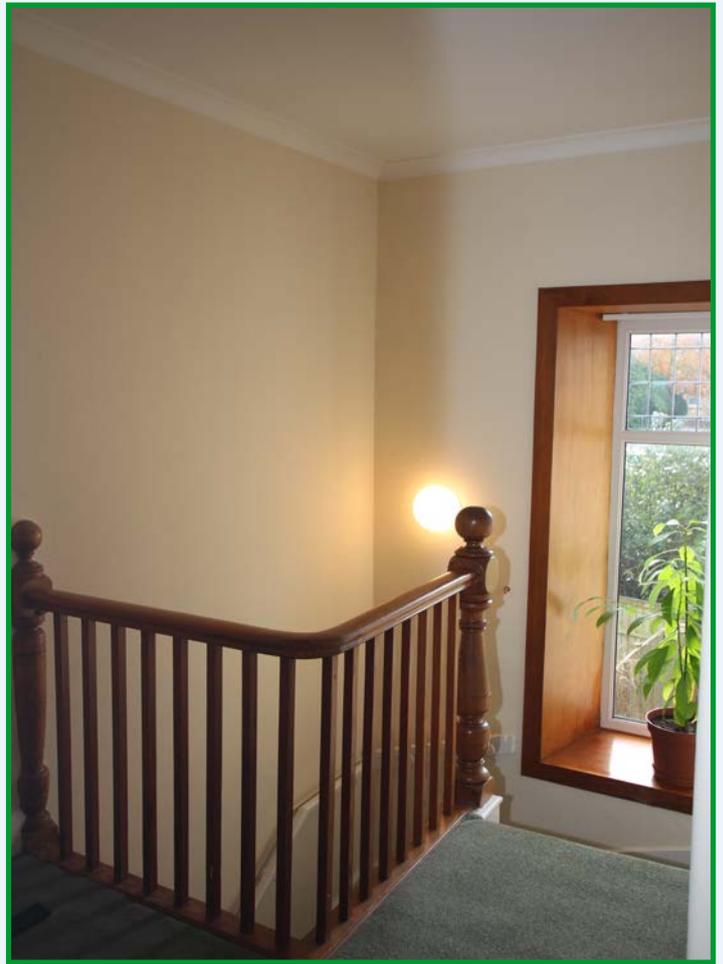
Living Room

2 Double Bedrooms

Bathroom

Dining Kitchen





Bridge Street is within a fine terraced row of whinstone houses with sandstone facings. Although a First Floor Flat, this property benefits from having its own exclusive main door entrance from the pavement at the front and also to the rear garden. It is a bright airy flat, with high ceilings and some good period features such as the fine oak stair banister.

The garden to the rear is shared with the ground floor flat.

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

**ENTRANCE VESTIBULE** 3"11' x 5"4' (1.21m x 1.64m)  
Hardwood door to the street; tiled flooring.

**ENTRANCE HALLWAY (s shaped)** 12"2' x 3"11' (3.71m x 1.21m)  
Split into two parts, with the first leading from the vestibule to the main staircase; laid out in wood-effect laminate flooring.

**13"5' x 3"1' (4.09m x 0.95m)**  
Laid out in tiled flooring; good sized under stair shelved storage cupboard. The stairs leading to first floor are laid out in carpet and a large double glazed window at the turn creates a bright, well lit space.

**UPPER HALLWAY (t shaped)** 8"5' x 6"9' (2.57m x 2.03m)  
A bright, spacious area, with good natural light; laid out in carpet; radiator; hatch leading to the attic, which provides ample room for storage. Doors lead off to the living room and bedrooms.

**LIVING ROOM** 11"3' x 12"1' (4.44m x 3.68m)  
Laid out in carpet; uPVC double glazed window looking out onto the rear area; radiator; tiled fireplace with wooden surround currently featuring an electric, coal-effect fire. Doorway leading to the kitchen via an additional hallway.

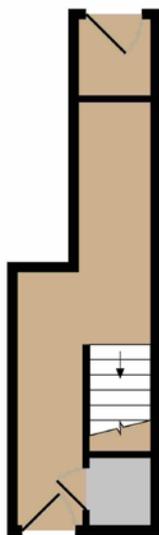
**BATHROOM** 6"8' x 7"7' (2.3m x 2.33m)  
Laid out in linoleum, featuring a large roof light for natural light; bath; wall mounted shower unit; bath to ceiling tiles around three sides; W.C.; wash-hand basin and storage unit; radiator and skylight.

**BEDROOM 1** 14" x 11"11' (4.29m x 3.63m)  
This bright and spacious, high ceilinged room features twin uPVC double glazed windows overlooking Bridge Street, with radiator; under window sill and built in storage cupboards

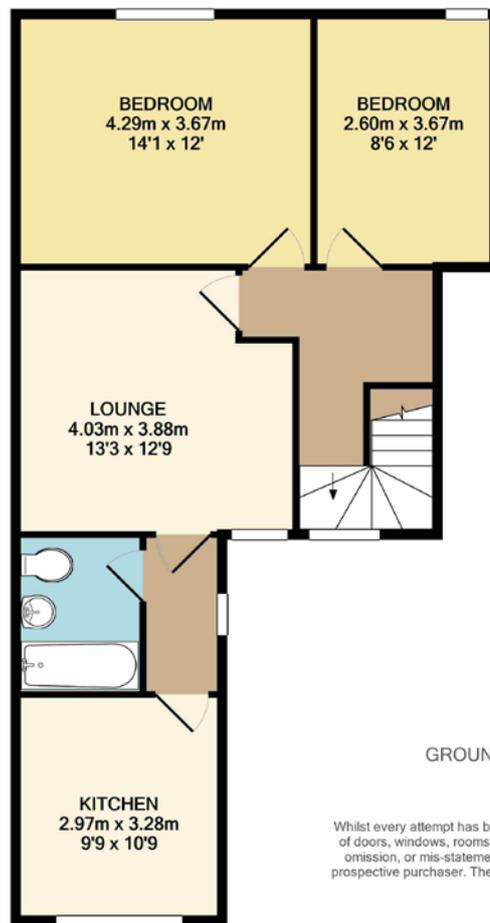
**BEDROOM 2** 12"7' x 8"6' (3.83m x 2.59m)  
This room is large enough to accommodate either two single beds or a double bed; window with deep sill to front. Laid out in carpet; dado rail; radiator.

**DINING KITCHEN** 10"5' x 9"8' (3.19m x 2.97m)  
This bright kitchen features a built-in kitchen table; radiator; integrated hob and cooker; space for fridge, washing machine and dryer; large pane uPVC windows overlooking the rear and catching views of Kirkcudbright's bustling Harbour; ample built-in storage cupboards and shelves; and carbon monoxide alarm.

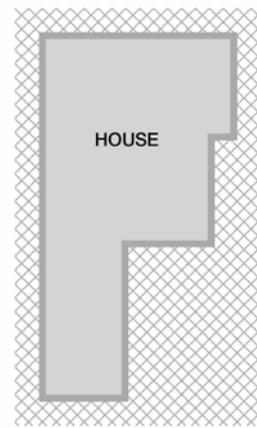




ENTRANCE FLOOR



GROUND FLOOR



SITE PLAN

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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#### OUTSIDE

Accessed via the ground floor rear hall, the common area of stone chips is shared with number 15. With a path leading from the garden to the harbour.

#### BURDENS

The Council Tax Band relating to this property is B.

#### 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](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/LNM/THOMW01-06

**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 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.