



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



22 BARRHILL AVENUE

KIRKCUDBRIGHT, DG6 4BQ

4 bedroomed detached cedar clad house with well-appointed and spacious accommodation set in a corner plot in a popular residential location.



Ground Floor:

2 Bedrooms
Lounge
2 Bathrooms
Study/Bedroom
Dining Room
Kitchen

First Floor:

2 Bedrooms

Garden
Garage

Fully Double Glazed
Throughout.

www.williamsonandhenry.co.uk



22 Barrhill Avenue is set within a good sized corner site, within a much sought after residential area of Kirkcudbright yet within easy walking distance of the town centre and all facilities.

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 **10'11" x 6'11" (3.34m x 2.13m)**

UPVC front door with obscure glass screens either side facing East. Built in shelved cupboard, and second cupboard hanging rail and storage. Electric Storage heater. Hall and stair and hall laid out in carpet. Smoke Alarm.

LOUNGE **15'11" x 12'7" (4.87m x 3.84m)**

Laid out in carpet. Smoke alarm. Baxi fireplace with stone surround. Windows to South and West

BEDROOM NO. 2 **12' 11" x 11'11" (3.94m x 3.65m)**

Laid out in wooden laminate flooring around the edges of the room with a central carpet area. Window to looking West. Storage heater. Large double built-in wardrobe.

STUDY/BEDROOM **12' x 9' (3.67m x 2.76m)**

Laid out in carpet tiles. Storage heater. Double door storage cupboard. Window to West.

DINING ROOM **12' x 9'11" (3.66m x 3.04m)**

Laid out in carpet. Storage heater. Window to West.

KITCHEN **10'5 x 11'6 (3.23m x 3.55m)**

Fitted wall and floor cupboards. Formica Work surface. Electric Night storage heater. Plumbing for washing machine. Stainless steel sink with mixer tap and storage cupboards below and above. Clothes Pulley. Large pantry cupboard off to the side. Space for Tumble dryer. Shelving. Vinyl flooring. Window to east and South. Heat Sensor Alarm.

SMALL VESTIBULE **4'4" x 3'7" (1.84m x 1.32m)**

Leads off kitchen with door to garden

BATHROOM NO. 1 **7'4" x 7'1" (2.25m x 2.17m)**

Suite of bath, with shower over. Shower curtain rail. W.C. and wash-hand basin. Obscure paned uPVC window. Heated towel rail. Built-in storage space. Dimplex wall mounted heater and wall mounted cupboard with mirror. Linoleum flooring

BATHROOM NO. 2 **7'7" x 5'5" (2.3m x 1.65m)**

Shower cubicle. W.C. and wash-hand basin. Dimplex wall mounted heater. Obscure paned uPVC window. Wall mounted shaver socket and mirror light.

BEDROOM NO. 1 **12'11" x 11' (3.95m x 3.36m)**

Laid out in carpet. Window to South. Storage heater.

Upstairs Accommodation

Stairwell laid out in carpet. Loft access is at top of stair.

LANDING **10' x 5'5" (3.06m x 1.65m)**

One shelved storage cupboard and another large storage cupboard, both with sliding doors.

On the first floor landing there are coombed ceilings with a large paned uPVC double glazed window.

STORAGE SPACE **12'6" x 4'4" (3.81m x 1.32m)**

Storage space with shelving leading into the loft space.

SITTING ROOM / BEDROOM **14'6" x 14'4" (4.52m x 4.29m)**

Window looking West. Coombed on both sides. Wooden flooring which is covered with a carpet at the moment.

BEDROOM **14'11" x 14'9" (4.56m x 4.52m)**

Window looking West. Vinyl floor tiles with central carpet. Storage heater. Built-in storage cupboard.

OUTSIDE

Situated in the centre of corner plot the garden is bordered by fencing and mature shrubs at the rear and stoneyke wall to the front and side. The garden is mainly laid out to lawn. Raised Flower beds to the front of the property. Brick Built Wheelie Bin Storage Area. Gated driveway. Brick built garage.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is an E

SERVICES

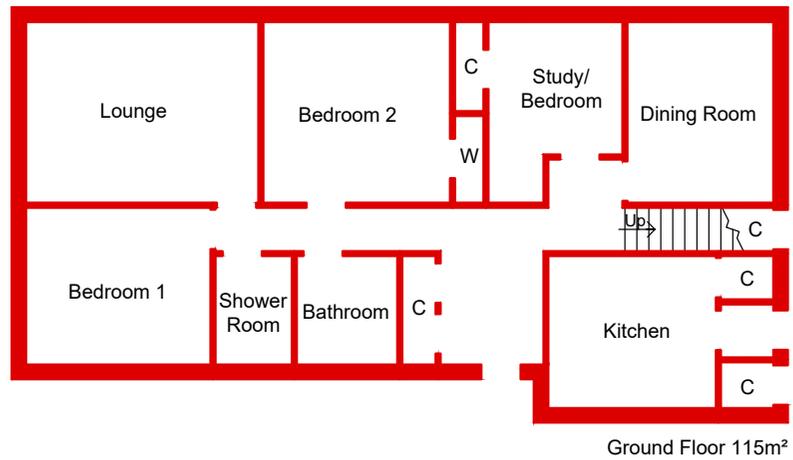
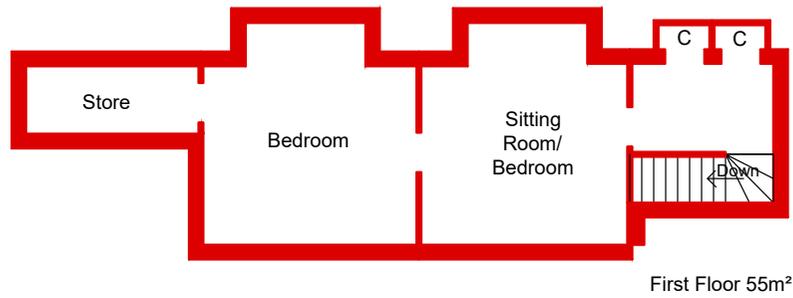
The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.



22 Barrhill Avenue, Kirkcudbright



Sketch plan for illustrative purposes only
Approximate floor area 170m²

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/SCOTJ03-02



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.

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