



CASTLE *beauty salon*



**W
&
H**

**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

6 CASTLE STREET

Kirkcudbright, DG6 4JA

Recently refurbished bright and spacious apartment in the historic centre of Kirkcudbright. Adjacent to the iconic McLellan's Castle and within walking distance of all the shops, schools and the harbour, This really is a great opportunity to own an original property right at the heart of the "Artist's Town"

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Ground Floor:

Entrance Porch
Ground Floor Hallway

First Floor:

First Floor Landing
Dining Room
Shower Room
Kitchen
Utility/Boiler Room
Living Room

Attic Floor:

Master Bedroom 1
Double Bedroom 2
Single Bedroom 3
Attic Floor Landing
W.C.

6 Castle Street is wonderful bright and spacious apartment in the historic centre of Kirkcudbright. This is a characterful property which has recently been renovated throughout by its current owner and retains many original features along with beautiful Bay windows overlooking Castle Street itself.

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

Entered via a solid wooden painted door from Castle Street into the entrance porch.

ENTRANCE PORCH

1.31m x 1.19m (4'4" x 3'11")

Entrance porch has wooden painted floor, wooden meter cupboard with shelving above. Gas meter. Inset door mat. Ceiling light. Cornicing.

GROUND FLOOR HALLWAY

1.31m x 3.68m (4'4" x 12'1")

Wooden glazed door from entrance porch into ground floor hallway has two wall lights. Original wooden stripped floorboards. Deep skirting boards. Ceiling cornicing. Large radiator.

FIRST FLOOR LANDING

3.49m x 0.99m (11'5" x 3'3")

Staircase from ground floor hallway leading to first floor level. Stripped wooden stairs lead up to a half landing area which has a large double glazed window overlooking the rear with deep sill. Further wooden stairs leading to first floor level.

Doorways leading off to lounge, dining room, kitchen, bathroom and utility room.

DINING ROOM

2.81m x 3.27m (widest) x 3.75m (9'3" x 10'9" x 12'4")

Accessed directly off first floor hallway. Original ceiling cornicing. Ceiling light. Large sash and case window overlooking Castle Street with working shutters. Arched alcove with shelving and cupboard beneath. Deep skirting boards. Stripped wooden floors. Radiator.

SHOWER ROOM

1.51m x 2.11m (4'11" x 6'11")

Accessed directly off hallway. Wooden painted floorboards. Chrome heated towel rail. Original wooden door. Corner shower cubicle with tiled splash back. Mains hot water shower. Suite of white sink and W.C. Sink has tiled splashback. Obscure glazed wooden window overlooking rear garden.

KITCHEN

2.30m x 3.46m (7'7" x 11'2")

Stripped wooden floor with fitted kitchen units and solid wooden work surface above. Tiled splashbacks. Wall shelving units. Large Belfast sink with mixer tap above and drainer. Integrated Zanussi electric oven. Integrated Zanussi ceramic hob. Integrated under counter fridge. Freestanding under counter freezer. Full height pantry cupboard with shelving. Large sash and case window overlooking rear yard with deep sill and horizontal blinds above. Ceiling light. Radiator.

UTILITY/BOILER ROOM

Accessed off the top hallway. Recently installed gas boiler. Ceiling light. Washing machine.

LIVING ROOM

4.71m x 4.50m (15'5" x 14'9")

Stripped wooden floors. Deep skirting boards. Radiator. Gas fire. Polished cast iron London plates. White marble fireplace surround. Black marble hearth below. Shelved arched alcove. Curtain pole above bay window. Ceiling cornicing. Ceiling rose. Ceiling light.

Wooden stripped staircase to attic level which gives access to 2 double bedrooms, a single bedroom and W.C.

MASTER BEDROOM 1

4.34m x 4.60m (14'3" x 15'1")

Original wooden floor boards. Radiator. Ceiling light. Large bay sash and case windows overlooking Castle Street.

DOUBLE BEDROOM 2

3.00m x 3.62m (9'11" x 11'11")

Wooden Floor. Radiator. Bay sash and case windows overlooking Castle Street.

SINGLE BEDROOM 3

1.82m x 3.21m x 4.42m (longest) (6'0" x 10'6" x 14'6")

Faces rear. Wooden stripped floor. Radiator. Velux window to rear.

ATTIC FLOOR LANDING

0.94m x 3.47m (3'1" x 11'5")

Attic floor landing has stripped wooden floor. Velux window to rear. Wooden painted door leading to W.C.

W.C.

2.03m x 0.94m (6'8" x 3'1")

Ceramic tiled floor. White radiator. Velux window to rear. Fitted vanity cupboard with shelving underneath. Formica work surface above. Tiled splashback. Table top sink with mixer tap. LED ceiling spotlights.

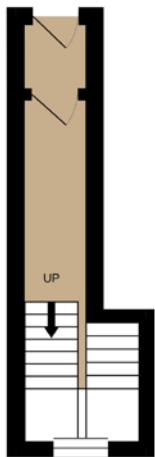
BURDENS

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

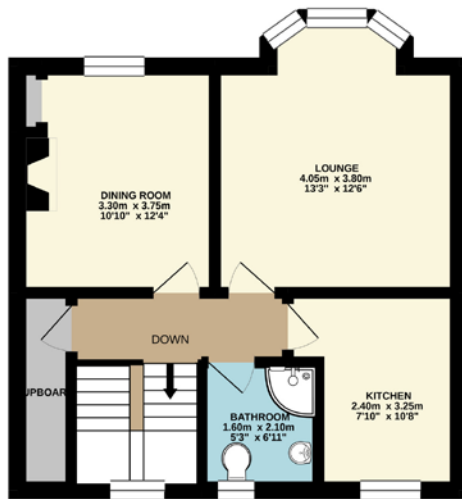
ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band E

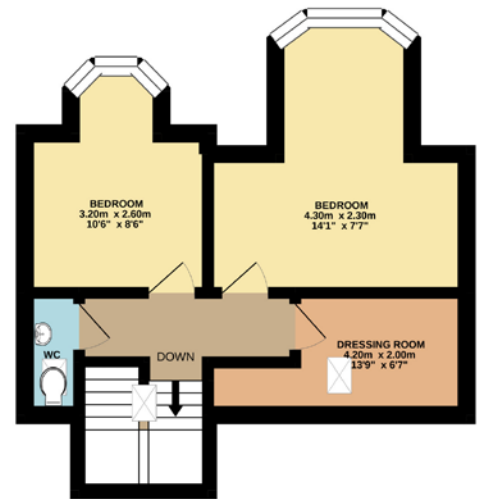
GROUND FLOOR
11.2 sq.m. (120 sq.ft.) approx.



1ST FLOOR
52.5 sq.m. (565 sq.ft.) approx.



2ND FLOOR
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1135 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

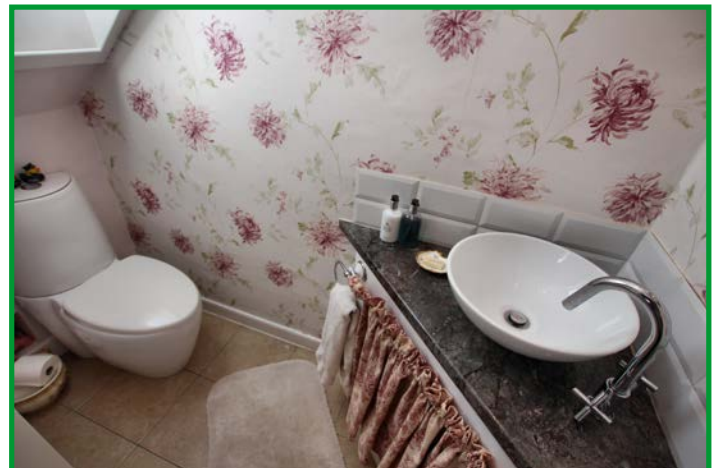
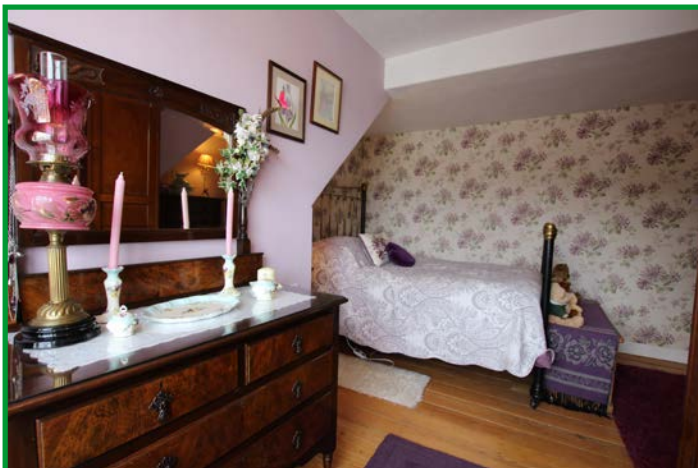
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (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 332 057.

Ref: SAK/LNM/PERRR02-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

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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