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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 127 HIGH STREET

KIRKCUDBRIGHT, DG6 4JG

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

**A traditional end terraced, townhouse within the heart of the town's historic High Street and within easy walking distance of the town centre and all facilities. The property has a southerly aspect and is ideally suited to the first time buyer, as a buy to let opportunity or as a "lock and leave" holiday bolt hole.**

**Ground Floor:**

Entrance Porch  
Open Plan Kitchen/Family Room

**First Floor:**

Bathroom  
Double Bedroom

**Second Floor:**

Double Bedroom



127 High Street is a traditional end terraced, townhouse over three levels. Within the Kirkcudbright Conservation Area and believed to be listed Category B, 127 High Street is close to a number of galleries and other attractions and is conveniently located within easy level walking distance of the town centre.

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

Entrance through a wooden glazed door from High Street into entrance porch.

#### ENTRANCE PORCH

Ceramic tiled floor. Radiator with thermostatic valve. Carpeted staircase leading to first and second floor levels. Dado rail. Ceiling light. Wooden doorway leading into kitchen/family room.

#### OPEN PLAN KITCHEN/FAMILY ROOM

**4.63m x 2.87m 15'2" x 9'5"**

Ceramic slate effect flooring. Sash and case window to front with curtain pole and curtains above. Ceiling light. Dado rail. Inglenook style fireplace with painted wooden surround and inset wood burning stove. Ceiling cornicing. Radiator with thermostatic valve.

Under stair storage area with single glazed window to side with wide window shelf. Consumer unit with electric meter and gas meter.

Contemporary fitted kitchen with walnut wood effect doors and brushed stainless steel trim. Stainless steel sink with drainer and mixer tap above. Integrated Teka dishwasher. Integrated Electrolux washer dryer. Built in New World electric induction hob and New World electric oven. Integrated brushed stainless steel microwave. Recessed ceiling spot lights. Partially coombed ceiling.

Carpeted staircase to first floor level with painted handrail. Mirror at half landing.

#### FIRST FLOOR LANDING

Fitted carpet. Radiator with thermostatic valve. Wooden beam detail.

#### BATHROOM

**1.93m x 1.58m (6'4" at longest x 5'2" at widest)**

Wooden door from landing leading into recently modernised bathroom with ceramic tiled floor. White 'Zehnder' heated towel rail. Original attic window. Partially coombed ceiling. Recessed box to shelf. Suite of white WC, wash hand basin with mixer tap and white bath with ceramic splash back. Mains Mira shower. Bi-folding shower screen. Ceiling light.

#### DOUBLE BEDROOM 1

**3.64m to face of fitted wardrobes x 3.29m (11'11" x 10'9")**

Fitted carpet. Radiator with thermostatic valve. Two sash and case windows to front with curtain pole and curtains above. Partially coombed ceiling. Array of white gloss fitted wardrobes and drawers. One fitted cupboard housing Viessmann gas combi boiler. Ceiling light.

Carpeted staircase from first floor level to second floor.

#### SECOND FLOOR

#### DOUBLE BEDROOM 2

**3.18m x 2.97m inclusive of staircase entrance (10'5" x 9'9")**

Coombed ceiling. Fitted carpet. Sash and case window to front with curtain track and curtains above. Ceiling light. Radiator with thermostatic valve.

#### MISCELLANEOUS

Please note there is no garden at the property. Contents available by separate negotiation.



## BURDENS

The Council Tax Band relating to this property is A.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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.

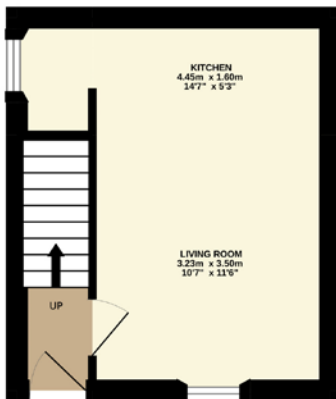
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

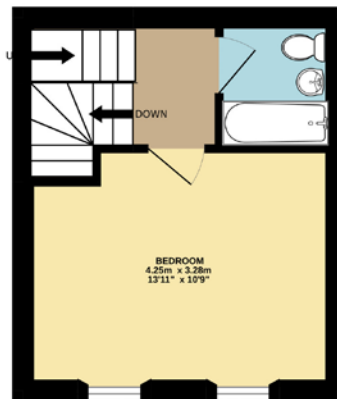
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/DIXOJ01-01

GROUND FLOOR



1ST FLOOR



2ND FLOOR



**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 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.