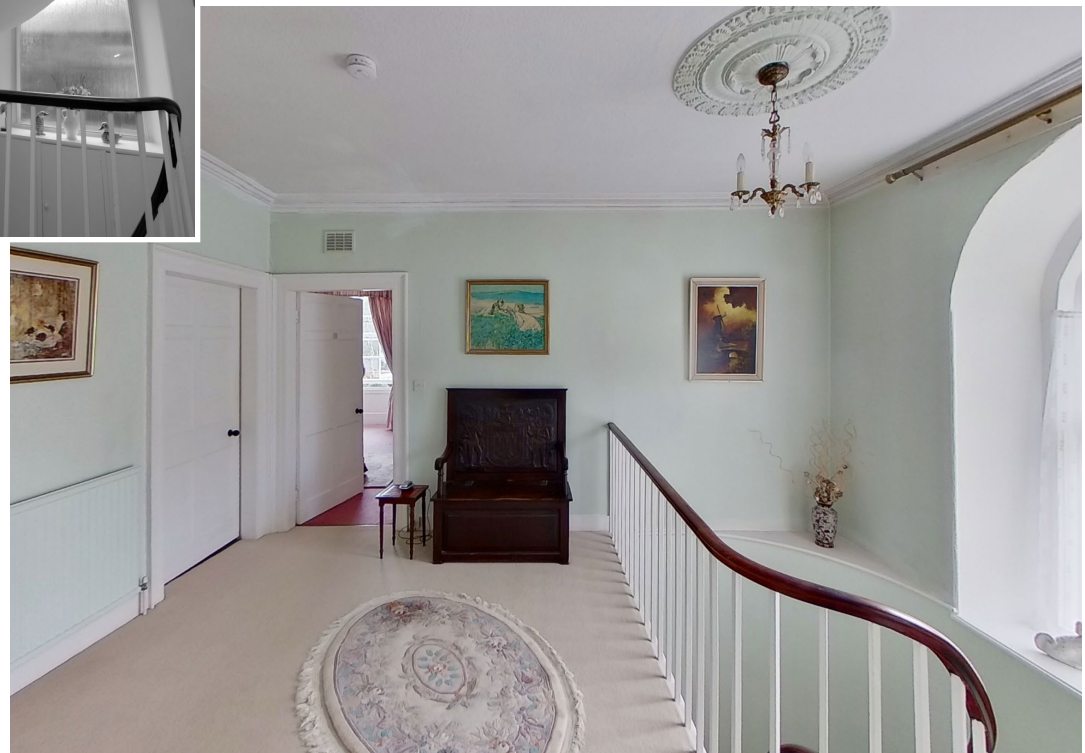




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Solicitors & Estate Agents



7 CASTLE STREET, KIRKCUDBRIGHT, DG6 4JA

Substantial Georgian Townhouse which retains many of its original features located in Kirkcudbright's historic Castle Street.

Accommodation:

Ground Floor:

Entrance Vestibule
Front Reception Hallway
Rear Hall
Kitchen
Library/Snug
Cloakroom
W.C.
Dining Room
Sitting Room

First Floor:

4 Bedrooms (1 with ensuite)
W.C.
Shower Room

Attic Floor:

3 Double Bedrooms

Basement Floor:

9 Storage Rooms

Outside:

Large enclosed walled garden with derelict outbuilding.

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7 Castle Street is a substantial terraced Georgian townhouse offering well-proportioned, light and spacious rooms throughout. This unique and charming home has an abundance of character: with features such as the curved walls of the sitting room and the hidden staircase leading up to the attic bedrooms; and with many original features retained throughout - such as deep skirting boards, paneled wooden doors and ornate ceiling cornicing. All curtains in the property are included in the sale. This delightful period property is sure to suit a number of different purchasers.

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 solid wooden door from Castle Street in to:-

ENTRANCE VESTIBULE 1.79m x 1.56m

Ornate ceiling cornicing. Carpet. 15 pane wooden glazed door with glazed side panels leading in to:-

FRONT RECEPTION HALLWAY 5.35m x 1.80m

This spacious hallway has doorways leading off to all ground floor reception rooms, ornate ceiling roses and cornicing. Smoke alarm. Wall lights. Radiator. Carpet. Archway leading through to:-

REAR HALL 4.67m x 2.71m

Ornate cornicing. Sweeping stair cases leading both to the first floor and basement. Carpet.

KITCHEN 4.66m x 4.51m (front facing)

Spacious and light front facing family Kitchen. Fitted kitchen units, Formica work surface, inset double stainless steel sink with mixer tap and splash backs. Sash and case single glazed window to front with shelf beneath. Radiator with thermostatic valve. Large freestanding pantry cupboard. Freestanding Electric cooker with cooker hood above. Ornate ceiling cornicing. Further Built-in pine fitted unit with Formica work surface on one wall. Walk in pantry cupboard. Vinyl Flooring. Clothes pulley. Door opening into Dining Room

DINING ROOM 4.24m x 3.22m

This well positioned dining room can be accessed directly from both the kitchen and reception hallway. Radiator. Sash and case obscure glazed window with wide window ledge to side. Carpet. Curtains.

LIBRARY/SNUG 5.05m x 2.42m

Large Sash and case window with secondary glazing. Ceiling cornicing. Built-in shelving. Radiator. Carpet.

CLOAKROOM 2.12m x 1.42m (in to recessed alcove)

Accessed from the hallway, this handy cloakroom area provides useful space for storing coats and shoes. Corner sink with vanity unit beneath. Internal single glazed window. Radiator. Carpet. Doorway leading in to:-

W.C. 1.26m x 0.88m

W.C. Manrose extractor fan. Tiled and pine clad walls. Obscure glazed window to rear. Tiled floor.

SITTING ROOM 6.86m x 4.58m

This wonderfully unique sitting room is well positioned in the heart of the home with a Curved feature wall at one end, and is accessed through a curved wooden door. Built in cupboard with curved shelving and door. Two radiators. Feature fireplace with marble hearth and surround. Ornate solid wooden mantel. Ornate ceiling cornicing. A well-lit room with double glazed window to the side and glazed door with glazed panels to the sides and above which leads out to the rear garden. Carpet.

Situated at the rear of the property, the sweeping staircase gives access from the ground floor to all levels. Recessed alcove with shelving. Architectural arched window providing ample natural light and featuring display shelves to either side. Between the ground floor and basement area there is also a door providing access to the rear garden leading off from the staircase.

First Floor Accommodation

LANDING 8.25m x 1.78m (widening to 2.83m)

Light, bright and spacious first floor landing with ornate ceiling roses and cornicing. Smoke alarm. Doorways leading off to all first floor rooms. Hidden staircase leading to attic level. Radiator. Recessed walk in alcove for additional storage (1.79m x 1.16m).



BEDROOM 1 (rear facing) 4.55m x 4.24m

Sash and case window with secondary glazing overlooking garden. Picture rail. Ceiling cornicing. Radiator. Carpet.

BATHROOM 3.11m x 2.17m

Spacious bathroom can be accessed directly from bedroom 1 or from the first floor landing. Suite of white W.C. and wash hand basin. Tiled splash back. Ceiling cornicing. Mira event electric shower over bath and shower rail. Obscure glazed sash and case window to rear. Radiator. Carpet.

W.C. 2.03m x 1.38m

W.C. and wash hand basin. UPVC double glazed window to side. Wood panelled wall. Radiator. Cork tiled floor.

BEDROOM 2 (side facing) 4.50m x 4.38m

Spacious double bedroom with partially coombed ceiling. Sash and case window with Roman blind. Radiator. Carpet. Under eaves storage

BEDROOM 3 (front facing) 5.21m x 3.76m (narrowing to 5.07m)

Spacious double bedroom with ornate ceiling cornicing. Sash and case window with secondary glazing to front. Built-in wardrobes with shelving and hanging rails. Built-in vanity unit with wash hand basin and storage beneath. Carpet. Curtains. Radiator.

BEDROOM 4 (front facing) 4.59m x 4.54m

Large double bedroom with delightful outlook to MacLellan's Castle. Sash and case window with secondary glazing. Ceiling cornicing. Recessed alcove with shelving. Open fireplace with marble hearth, tiled back plate and marble mantel. Radiator.

SHOWER ROOM (front facing) 3.17m x 1.88m

Light, bright spacious room with sash and case window to front with deep sill and wooden shutters. White wash hand basin. Shower cubicle with Mira electric shower. Airing cupboard housing hot water tank with shelving above. Waterproof wall panelling on one wall. Radiator. Carpet.



Accessed from the first floor landing through a doorway is a concealed carpeted staircase with wooden handrail leading to the attic level.

Attic Floor

LANDING **8.32m x 1.49m**

Stripped wooden floorboards. Under eaves storage cupboards. Cupboard housing header tank. Built-in shelving. Smoke alarm. Skylight window. Wooden floorboards.

BEDROOM 5 **2.69m x 2.69m**

Fitted Carpet. Skylight window. Blocked off fireplace with wooden mantle.

BEDROOM 6 **4.75m (under eaves) x 2.67m**

Under eaves storage cupboard. Skylight window. Fitted Carpet.

BEDROOM 7 **5.24m x 3.41m**

Partially coombed ceiling. uPVC double glazed window to rear? Blocked off fireplace with wooden mantle. Fitted Carpet.

Basement Floor

Accessed directly by the main staircase from the ground floor is a surprisingly spacious basement area running the entire length of the property. The basement level is currently made up of a number of separate rooms which have been largely used for storage, but could be incorporated into the main house accommodation if desired; subject to appropriate planning consent.

This basement level has good head height, lighting, power and concrete floors.

ROOM 1 **2.75m x 2.64m**

ROOM 2 **1.67m x 1.66m**

ROOM 3 **2.83m x 2.46m**

ROOM 4 **2.05m x 2.03m**

ROOM 5 **4.64m x 4.22m**

ROOM 6 **3.36m x 1.70m**

ROOM 7 **4.44m x 2.07m (widening to 3.32m)** "L" shaped room. Fuse box and RCD unit.

ROOM 8 **2.13m x 1.99m**

ROOM 9 **2.69m x 1.79m**

OUTSIDE

This terraced townhouse benefits from a large well sheltered garden to the rear. The rear garden can be accessed directly from both the sitting room and from the stairs leading to the basement.

Immediately to the rear of building is a good sized paved patio area bordered by mature shrubs providing an ideal outdoor space for alfresco dining or entertaining.

To one side is a path which leads down to a formal lawned area and wooden summer house. This path continues to the rear garden where there are remains of a substantial stone outbuilding which may be suitable for future development.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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.

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.

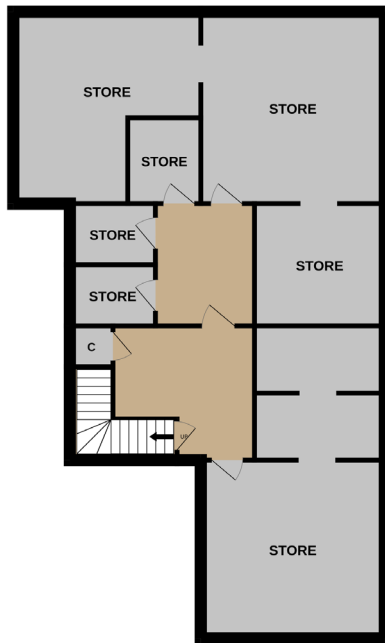
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

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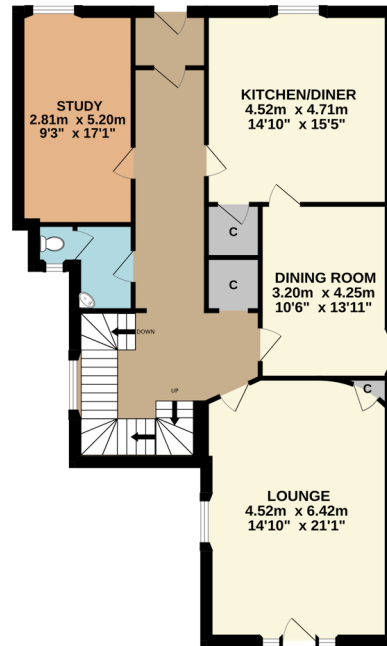


GROUND FLOOR

BASEMENT



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 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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