



3B St Mary Street, Kirkcudbright, DG6 4AA

A good sized one bed roomed flat with gas fired central heating; fitted carpets and a new kitchen ideally placed for all the town's amenities.



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Accommodation: Entrance Hallway
Large Walk in Cupboard
Double Bedroom
Sitting Room
Kitchen

Garden. Gas Central Heating

3B St Mary Street is a conveniently located and surprisingly spacious and light flat situated a short distance away from Kirkcudbright's historic High Street, this easily maintained property enjoys a central position in the town providing easy access to all local amenities.

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

Accessed via a gated pend from St Mary Street through a solid wooden door leading to shared entrance hallway with stairs leading to the door into 3B.

Reception Hall

Wooden glazed front door leading into main reception hallway with doorways off to walk in cupboard, bedroom, bathroom and sitting room. Fitted carpet. Smoke Alarm. Radiator. Loft access hatch with Ramsey ladder. Ceiling light.

Cupboard

A large walk in cupboard handily located adjacent to the bedroom providing useful additional storage. Fitted carpet. Built in shelving. Coat hooks. Electric meter. Ceiling light.

Bedroom 3.16m x 3.02m
Good sized light bright double bedroom with sash and case single glazed window to front. Fitted carpet. Radiator. Ceiling light.

Bathroom 1.81m x 2.53m
Contemporary walk in shower unit. Shower screen. Wash hand basin. Fitted Mirror. WC. UPVC window and laminate flooring. Heated towel rail.

Sitting Room 4.76m x 3.72m
Bright front facing sitting room. Radiator. Sash and case window. Telephone point. TV aerial point. Fitted carpet. Door leading to:-

Kitchen 3.60m x 2.51m
Modern White high gloss fitted kitchen with a variety of units providing ample storage and laminate work surfaces Integrated Lamona gas hob and Lamona electric double oven. Extractor fan. Stainless steel sink with drainer and mixer tap. Integrated slim line Lamona dishwasher. Plumbing for washing machine; Gloworm Flexicom 30 combi gas boiler; Honeywell carbon monoxide detector. Double glazed window to rear.

Garden
Accessed by the same entrance passageway from St Mary Street the garden is accessed at the rear and provides an easily maintained garden area. Small patio area and garden shed.

BURDENS

The Council Tax Band relating to this property is a band A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band C

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. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

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/SAK/MCDAM02-02



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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.

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

NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP

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