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WILLIAMSON
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Solicitors & Estate Agents



9-11 CASTLE STREET

KIRKCUDBRIGHT, DG6 4JA

Unique opportunity to purchase a well-proportioned 'B' listed town house with attached former shop in Kirkcudbright's historic old town opposite the castle.

Ground Floor:

Reception Hallway
Under stairs Storage Cupboard
Former Shop
Dining Room/Snug
Kitchen
Sun Room
WC/Utility Room
Lounge
Shower Room

First Floor:

First Floor Landing
2 Double Bedrooms
Bedroom 3/Sitting Room
Bathroom
Walk-in Cupboard/Storage Area
Box Room

Attic Level:

Attic Level Landing
2 Double Bedrooms
Box Room/Walk-in Cupboard
Cellar Storage Area

Outside:

Garden. Shed.



Unique opportunity to acquire a well-proportioned town house located in the heart of Castle Street within Kirkcudbright's old town. This charming property benefits from flexible accommodation over 3 levels and delightful rear garden with the added benefit of a large shop area which has its own entrance directly from Castle Street which may be suitable for integration subject to appropriate planning consent with the main house.

Alternatively this delightful property could provide its new owner with the ideal frontage to operate a retail shop or art studio within this bustling town.

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

The main house is entered via its own private entrance along from the shop through a solid wooden door from Castle Street into entrance vestibule.

ENTRANCE VESTIBULE

Parquet-effect vinyl flooring. Ceiling light. Ceiling cornicing. Internal door leading to:-

RECEPTION HALLWAY **1.67m x 1.50m**

L-shaped reception hallway. Fitted carpet. Radiator. Ceiling cornicing. Ceiling light. Carpeted staircase with wrought iron balustrade and wooden hand rail leading to first floor level with doors from the inner hallway area (3.82m x 1.49m) leading off to rear rooms and former shop front.

UNDERSTAIRS STORAGE CUPBOARD

Honeywell central heating thermostat. Coat hooks. Cupboard housing electric meter and fuse box.

FORMER SHOP FRONT **6.04m x 3.35m (widening to 5.25m)**

Bright spacious double fronted shop with ample natural light from two large bay-style windows looking across Castle Street. Built-in shelving. Fluorescent strip lights. Sliding door provides access directly from the shop into the rear of the main house.

Subject to appropriate Planning Consents, this shop front could be converted back into further private living space if required.

DINING ROOM/SNUG **3.20m x 3.05m (widening to 4.44m)**

Wood panelling on all walls to chest height. Ceiling light. Gas fire with tiled hearth and surround. Recessed cupboard with shelving. Door leading through to lounge and further door leading to kitchen area.

KITCHEN **4.52m x 1.92m**

Fitted high gloss kitchen units with laminate work surfaces. Stainless steel sink with mixer tap. Free standing gas cooker. Free standing Beko fridge-freezer. Hotpoint washing machine. Tiled splash-backs. Radiator with thermostatic valve. Alpha gas fire boiler. Fifteen pane glazed door leading to the sun room, utility room and W.C.

SUN ROOM **3.88m x 2.53m**

Fitted carpet. UPVC double glazed windows and French doors on one wall. Sliding door providing access to W.C./utility room.

W.C./UTILITY ROOM **0.94m x 2.45m**

Fitted carpet. Painted concrete walls. Ceiling light. Shelving with tumble dryer. Toilet.

LOUNGE **3.00m x 5.70m**

Located at the rear of the property this well-proportioned lounge area has French doors leading out to the patio and garden. Fitted carpet. Radiator. Ceiling light. Velux window. Door leading to shower room. UPVC double glazed window to side. Curtain pole. Curtains. Sliding door into shop front.

SHOWER ROOM **2.0m x 0.97m**

Suite of white wash-hand basin and W.C. Tiled splash-backs. Walk-in shower cubicle with Mira Sport electric shower. Extractor Fan. Glen wall mounted fan heater. Ceiling light.

First Floor Accommodation

FIRST FLOOR LANDING

Bright first floor landing with Doorways leading off to three bedrooms and bathroom. Ceiling light. Carpeted staircase to attic level. Fitted carpet.

BEDROOM 1 **4.50m x 3.18m (widening to 3.60m)**

Good size rear facing double bedroom with large UPVC double glazed window to side and rear with curtain track and curtains above. Ceiling cornicing. Ceiling light. Open fire with tiled surround and cast iron back-plate with wooden mantel above. Radiator. Fitted carpet

BATHROOM **1.81m x 2.64m (narrowing to 1.83m)**

Suite of white wash-hand basin, W.C. and bath. Tiled splash-backs on one wall. Wood paneling to remaining walls. Ceiling cornicing. Shower curtain track. Large built-in cupboard with shelving. Also smaller storage cupboard. Electric shower above bath. Wood-effect flooring.

DOUBLE BEDROOM 2 **3.76m x 3.67m (narrowing to 2.95m)**

Fitted carpet. Radiator. Sash and case window to front with secondary glazing unit. Curtain track and curtains. Built-in vanity unit with wash-hand basin. Tiled splash-back and storage beneath. Built-in cupboard with shelving.

BEDROOM 3 / SITTING ROOM **3.79m x 3.79m**

Currently used as a first floor sitting room this well-proportioned room benefits from ample natural light from the large sash and case window with secondary glazing unit overlooking Castle Street. Fitted carpet. Ceiling cornicing. Radiator. Tiled fireplace with tiled hearth and surround and gas fire. Recessed shelved alcoves on either side, one with cupboard underneath.

This room benefits from a box room (2.03m x 1.92m) which is directly accessed from the sitting room. It is thought that this room could possibly make an ideal master bedroom suite should the large cupboard area be converted into a walk in wardrobe or en-suite subject to appropriate planning consent.

Carpeted staircase to attic level.

ATTIC LEVEL LANDING

Fitted carpet. Doorways leading off to two double bedrooms and skylight window letting in lots of natural light.

DOUBLE BEDROOM 4 **4.59m x 3.67m (under eaves) (narrowing to 3.21m)**

Partially coombed ceiling. Front facing sash and case window. Ceiling light.

DOUBLE BEDROOM 5 **3.98m x 3.80m**

Partially coombed ceiling. Fitted carpet. Sash and case window. Door from bedroom leading into:-

BOX ROOM/WALK-IN CUPBOARD **1.66m x 3.42m**

Velux window to rear. Fitted carpet. This area could be well utilised as a good walk-in wardrobe or en-suite for bedroom 5.

OUTSIDE

This delightful private south east facing garden has pedestrian access from the main street through a gate for bins and garden maintenance.

The rear garden has a large patio immediately outside the rear of the property making it an ideal spot for "al fresco" dining, with further formal lawned area to the rear with well stocked flower beds.

Large garden shed.

BURDENS

The Council Tax Band relating to this property is D

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is Shop – C, House – D

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but not 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

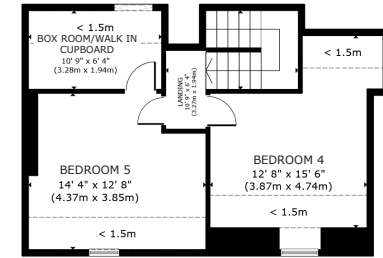
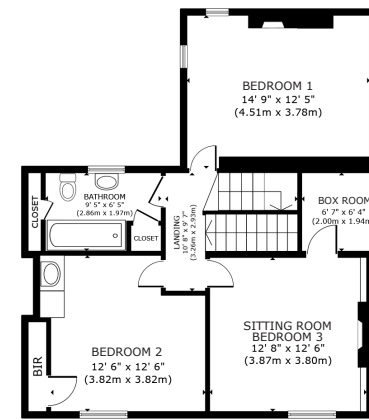
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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.

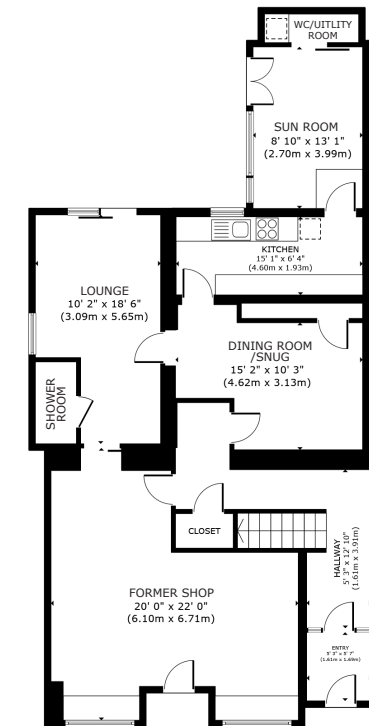
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: HMS/PL/MILLJ04-06



FLOOR 1

FLOOR 2



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR 1,180 sq.ft. (109.7 m²) FLOOR 1 718 sq.ft. (66.7 m²) FLOOR 2 395 sq.ft. (36.7 m²)
 EXCLUDED AREAS ; REDUCED HEADROOM 116 sq.ft. (10.8 m²)
 TOTAL : 2,294 sq.ft. (213.1 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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