



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents



# 22 BUCHANAN STREET,

KIRKCUDBRIGHT, DG6 4AL

**Bright, spacious 3 bedroom semi detached home, well positioned within a generous plot in a popular residential location near all local amenities.**



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

## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Kitchen  
Bathroom

### First Floor:

Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3

### Outside:

Front and rear garden.  
Driveway.

UPVC Double Glazing,  
Gas Central Heating.



22 Buchanan Street is a well presented 3 bedroom semi detached house located within level walking distance of the town centre and well positioned within an established residential area of Kirkcudbright close to both primary and secondary schools as well as Kirkcudbright swimming pool.

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 the front garden through a uPVC double glazed door into:-

### ENTRANCE VESTIBULE **1.36m x 1.00m**

Wood effect vinyl flooring. Tiled to waist height. uPVC double glazed window to front with vertical blinds. Curtain track and curtains above. Coat hooks. Ceiling light. Wooden glazed door into:-

### RECEPTION HALLWAY

Spacious reception hallway. uPVC double glazed window to side with curtain track and curtains above and Vertical blinds. Cupboard housing electric meter and fusebox. Under stair storage cupboard providing useful additional storage. Ceiling light. Doors opening off to all ground floor accommodation. Wood effect laminate flooring.

### SITTING ROOM **4.31m x 3.81m**

Bright, front facing sitting room benefitting from ample natural light from a large uPVC double glazed picture window overlooking front garden. Curtain track and curtains. Radiator. TV aerial point. Ceiling light.

### KITCHEN **4.31m x 2.70m**

Good sized kitchen with a range of white high gloss fitted kitchen units. Wood effect butcher block work surfaces. Beko stainless steel electric oven. Stainless steel 4 burner gas hob with chimney style extractor hood above. Stainless steel 1 ½ bowl sink with drainer and mixer tap. Tiled splash backs. Plumbing for washing machine.

Space for under counter tumble dryer. uPVC double glazed window overlooking rear garden. Ample room for table and chairs. Space for under counter fridge and under counter freezer. uPVC double glazed door leading out to rear garden. Smoke alarm. Ceiling cornicing. Fluorescent strip light. Vinyl flooring.

### BATHROOM **1.75m x 2.11m**

Suite of white wash hand basin, W.C. and bath with shower above. Shower curtain rail. Tiled splash backs. Chrome heated towel rail. Obscure glazed window to rear. Fitted mirror with shaver light above. Extractor fan. Ceiling light. Wood effect laminate flooring.

Carpeted staircase with painted wooden handrail and banister leading to first floor level.

### First Floor Accommodation.

### LANDING

Fitted carpet. Radiator. Ceiling light. uPVC double glazed window with vertical blinds.

### DOUBLE BEDROOM 1 **4.28m x 3.11m**

Spacious, front facing bedroom with an abundance of natural light from 2 large uPVC double glazed picture windows. Radiator. Recessed alcove with shelving. Ceiling cornicing. Ceiling light. Smoke alarm. Fitted carpet.

### DOUBLE BEDROOM 2 **3.55m x 3.50m**

uPVC double glazed window overlooking garden to rear. Vertical blinds. Curtain pole and curtains. Radiator. Ceiling light. Smoke alarm. Fitted carpet.

### BEDROOM 3 **3.29m x 3.01m**

Fitted carpet. Radiator. uPVC double glazed window to rear. Curtain pole and curtains above. Ceiling cornicing. Ceiling light.

### Outside

22 Buchanan Street is well positioned within a large fully enclosed garden. To the front is a Concrete driveway providing ample parking for a number of cars.

The front garden is mainly laid to gravel interspersed with mature shrubs providing colour all year round.

To the rear of the property is a large garden area mainly laid to lawn/astro turf for ease of maintenance with good sized greenhouse and garden shed.

## BURDENS

The Council Tax Band relating to this property is B.

## 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. 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](mailto:property@williamsonandhenry.co.uk)).

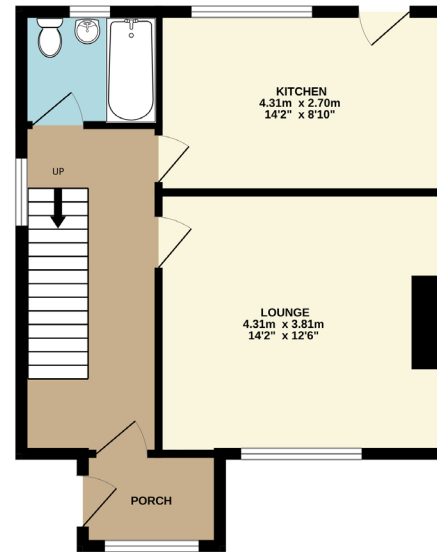
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

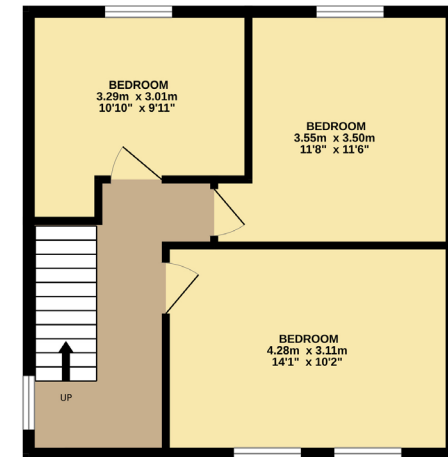
Ref: SAK/LNM/MEECT01-06



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

**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**  
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

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.

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