



WILLIAMSON
& HENRY
Solicitors & Estate Agents

THE OLD QUARRY

KIRKCUDBRIGHT, DG6 4SA

A beautiful, spacious, well-appointed family home catching fine views down the estuary of the River Dee.



Ground Floor:

Entrance Porch
Garden Room
Open Plan Family Room /
Kitchen Area
Bar
Utility Room
Hallway
Double Bedroom 2
Bathroom
Double Bedroom 3

First Floor:

Landing
First Floor Sitting Room
Principal Bedroom with Ensuite

Outside:

Double Garage/Store with First
Floor Office/Studio. 2 Wooden
Sheds. Rear Covered Store.
Greenhouse. Garden.

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The Old Quarry is a spacious, bright family home enjoying fine views to the south down the Dee Estuary from both sitting rooms. The main contemporary living area- comprises of an open plan kitchen, dining area, and sitting area- which is well suited to modern family living with a further sitting room at first floor level enjoying an elevated view across neighbouring farmland across to the River Dee.

Tastefully modernised throughout by the present owner, The Old Quarry is well appointed within well-established garden grounds with a number of outbuildings including a home office / studio space above the garage.

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

Entered from the drive through a covered porch into:-

GARDEN ROOM 3.19m x 2.80m

Good sized entrance area which is currently used as an informal sitting area with ample natural light with windows to three sides and two Velux windows above. Hard wood flooring. Radiator. This area opens into the modern Family /Dining /Kitchen Area with ample space for dining and entertaining.

OPEN PLAN KITCHEN / DINING AREA / SITTING ROOM

11.91m x 4.23m

To the rear of this delightful space is a spacious kitchen area with a good range of modern high gloss fitted kitchen units

incorporating 1½ drainer sink with mixer tap, integrated Neff microwave/oven/grill and separate integrated Neff fan oven. Integrated full fridge freezer. Integrated Miele dishwasher. LED lighting in the plinth. Central Kitchen Island incorporating Neff induction ceramic hob. Slate tiled floor. Rear facing window with roman blind. Radiators. There is ample space between the Kitchen and Sitting area to the front for a formal dining area. Sliding frosted glass panel from dining area lends additional natural light to the inner hall. Shelved display alcove and storage cupboard over.

Overlooking the front garden across to the river dee is a generous area currently used as a sitting room with full height double glazed bi-fold doors opening out to a generous decking area. Feature fireplace with Broseley Multifuel stove set over tiled hearth. Hard wood flooring. 2 vertical radiators.

Feature staircase leads up to the first floor landing.

Wooden door from living area opening to:-

BAR 3.03m x 2.04m

A useful space used largely for storing items to be used for alfresco drinks or meals on the decking. Wooden floor. Built in units and worksurface and Cookology fridge. Display shelf for glasses. Door to exterior patio allowing easy access for drinks on the decking. Roman blinds. Radiator.

UTILITY ROOM 3.28m x 1.84m

Accessed directly from the Kitchen. Slate flooring. Clothes pulley. Space and plumbing for washing machine and tumble dryer. Oil central heating boiler. Shelving. A glazed exterior door with window to the side leads out to a covered storage area to the rear of the house with sink unit with hot and cold water and log sheds.

HALLWAY 2.38m x 0.39m

Accessed through obscure/opaque double glazed sliding door from the dining area.

DOUBLE BEDROOM 2 3.40m x 3.02m

Side facing window. Integrated shelves over bed and to either side. Built in wardrobe with hanging rail beneath and two shelves over concealed behind full height sliding mirrored doors. Carpet. Curtains. Radiator.

BATHROOM 2.32m x 2.15m

Modern 'Wet room' style bathroom Mixer shower with monsoon showerhead with glazed panel to side of the shower area, which is fully tiled and has a waterproof floor. Freestanding bath with mixer tap and shower fitment, integrated dual flush W.C, integrated wash hand basin with mixer tap set in wooden vanity unit with storage beneath. Opaque glazed side facing window. Black heated towel rail. Xpelair extractor fan.

DOUBLE BEDROOM 3 3.42m x 3.04m

Side facing Window. Integrated cupboard incorporating hanging rail and shelving. Built in shelves to either side of the bed. Carpet. Roman blind. Radiator.

First Floor Accommodation

LANDING 2.36m x 1.23m

Accessed via a wooden staircase from the main living area with open treads and chrome handrails to either side. Doorways leading off to first floor sitting room and principal bedroom.

FIRST FLOOR SITTING ROOM 5.03m x 4.29m

Spacious and light reception room, enjoying a superb outlook across the fields opposite to MacLellans Castle and the rest of Kirkcudbright, and also south down the estuary of the River Dee. Double glazed doors open out to Juliet balcony with glass balustrade. Venetian blinds. Electric flame effect wood burning stove. Partially coombed ceiling. Carpet. Concealed Radiator.

PRINCIPAL BEDROOM WITH ENSUITE

5.04m x 3.70m (Maximum)

Partially coombed ceiling. Integrated wardrobes with bi-fold doors providing ample storage. Rear facing window. Loft access hatch. Roman blind. Carpet. Radiator. Door opening to:-

Ensuite Shower Room 2.58m x 1.40m

A fully tiled room with partially coombed ceiling. Generous walk in shower area with monsoon rainfall shower head and separate shower attachment. White hand basin with mixer tap set in modern vanity unit. Dual flush W.C. Chrome heated towel rail. Mirrored bathroom cabinet. Extractor fan.

Outside

DOUBLE GARAGE/STORE

Originally built as a double garage this area is now used for storage. Concrete floor. Breezeblock walls. Pitched roof. The double garage incorporates the room over and has ample space beneath for storage. It benefits from electric light and power. Up and over door for access. Staircase leading up to:-

STUDIO / OFFICE 4.99m x 3.00m

This room is accessed from stairs leading up from the garage and has no integrated heating but it is understood that the space is well insulated and heats up quickly with a small electric heater. Laminate flooring. Coombed ceiling. Full height Velux window with balcony feature allowing the top to swing up and the bottom to swing out enjoying excellent outlook to the south down the estuary. Further Velux window to side and window in end wall.

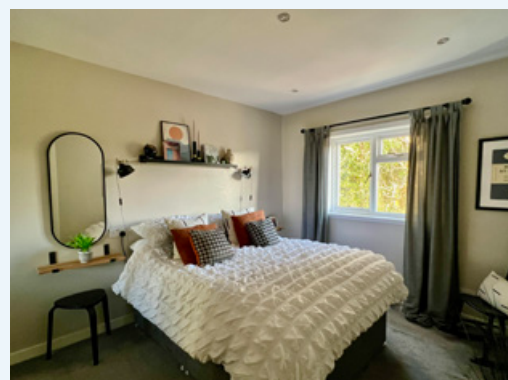
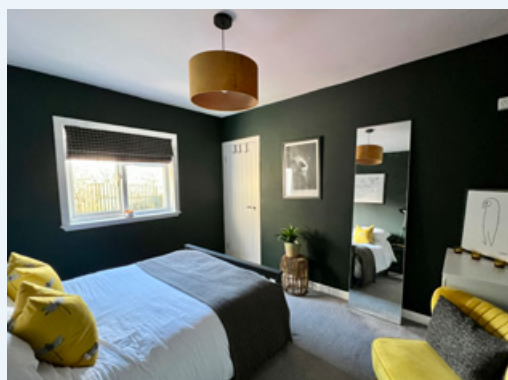
2 WOODEN SHEDS 4.76m x 2.70m and 2.93m 2.40m

The larger wooden shed has a concrete floor, pitched roof and incorporates a workbench. Windows to either side. Double doors to front. Electric power socket.

The smaller shed has a wooden floor (but is built on a paved base). Single door and windows to one side.

REAR COVERED STORE

Easily accessed from the utility room is a paved area with pitched polycarbonate roof above providing a useful area for outside storage. This incorporates a plumbed in sink unit with hot and cold running water and a generous log store and the oil tank is situated to one side.



GARDEN

A gravelled drive leads from the entrance gate to a large area of gravelled hardstanding. There is a greenhouse to one side of this with raised vegetable patches adjacent.

To the front of the property is an area of lawn and continuing round the front there is an area of decking easily accessed both from the living room and the garden room. This incorporates an octagonal seating area.

Continuing round the front of the house, to the side is a further grass area and patio providing further external seating area. A gravelled path with flowerbed to the side continues round to the side of the house to the rear covered store.

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, and septic tank drainage but no guarantee can be given at this stage. There is oil fired central heating.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

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/LNM/SHEPJ02-06



While 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.
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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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