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WILLIAMSON  
& HENRY  
Solicitors & Estate Agents



# 16 STIRLING CRESCENT

KIRKCUDBRIGHT, DG6 4EZ

Well-proportioned three bedroom mid terraced house located in quiet residential location a short distance away from all local amenities.



## Accommodation:

### Ground Floor:

Entrance Hallway  
Sitting Room  
Kitchen  
Rear Vestibule  
Bathroom

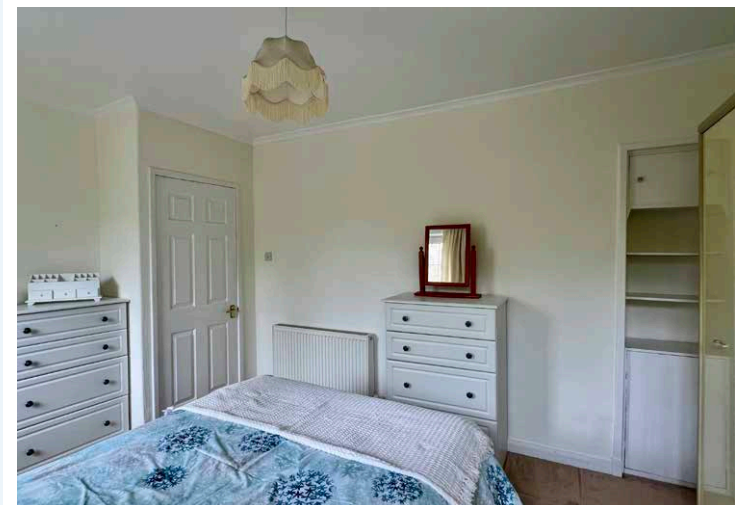
### First Floor:

Landing  
Double Bedroom 1  
Double Bedroom 2  
Double Bedroom 3

### Outside:

Front and Rear Gardens

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Light and spacious three bedroom mid terraced ex local authority house in a popular residential area of Kirkcudbright. Set back from Stirling Crescent this ideal first time buyers home benefits from a generous garden to front and rear.

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 swimming pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

## ACCOMMODATION

Paved path from front garden leads to uPVC obscure glazed door into:-

### ENTRANCE HALLWAY **2.03m x 1.34m narrowing to 1.00m x 4.53m**

Wall mounted Worcester gas fired boiler. Under stair storage cupboard. Doors leading off to sitting room, kitchen and bathroom. BT telephone point. Further built in cupboard providing useful additional storage. Smoke alarm. Ceiling light. Carpeted staircase with wooden handrail leading to first floor level. Fitted carpet.

### SITTING ROOM **5.01m x 3.38m**

Good sized front facing reception room with ample natural light from two uPVC Georgian style tilt and turn windows with curtain track and curtains above. Radiator. Built in shelving. Tiled fireplace with inset electric fire. Two wall lights. Ceiling light. Fitted carpet.

### KITCHEN **3.84m x 2.81m**

Wooden 15 pane glazed door from hallway. uPVC double glazed window to rear overlooking garden and neighbouring rooftops to the hills beyond. Good range of fitted kitchen units with laminate work surfaces and tiled splash backs. Freestanding electric cooker. Stainless steel sink with mixer tap and drainer to side. Washing machine. Tumble dryer. Ceiling spotlight. Fitted carpet. Door leading to:-

### REAR VESTIBULE **1.02m x 2.10m**

uPVC obscure glazed door leading out to rear garden. Coat hooks. Wall mounted cupboard housing electric meter and fuse box. Doorway opening to walk in cupboard currently housing freestanding fridge freezer. Ceiling light.

### BATHROOM **2.10m x 1.71m**

Light and airy shower room. uPVC obscure glazed window to rear with curtain track and curtains above. Tiled to waist height on three walls. Corner shower cubicle with Mira electric shower above. Wash hand basin inset into vanity unit with shelving and fixed mirror above. Extractor fan. Ceiling light. Tile effect vinyl flooring. Carpeted staircase leading to first floor level.

## First Floor Accommodation

### LANDING **2.13m x 1.00m**

uPVC double glazed Georgian style window to front providing additional natural light over stairwell and landing with curtain track and curtains above. Cupboard providing additional storage. Loft access hatch. Smoke alarm. Ceiling light. Ceiling cornicing. Fitted Carpet.

### DOUBLE BEDROOM 1 **3.87m narrowing to 3.27m x 3.14m**

Front facing double bedroom with two Georgian style uPVC double glazed windows with curtain track and curtains above. Ceiling light. Recessed alcove with built in shelving and cupboard beneath. Radiator. Further built in cupboard providing useful additional storage. Fitted carpet.

### DOUBLE BEDROOM 2 **4.04m x 3.26m**

Light and airy double bedroom enjoying a pleasant outlook and ample natural light from uPVC double glazed window overlooking garden and rooftops to the hills beyond. Curtain track and curtains above. Radiator. Ceiling light. Fitted carpet.

### DOUBLE BEDROOM 3 **3.31m x 3.21m**

The smallest of the double bedrooms enjoys a pleasant outlook to rear. uPVC double glazed window to rear with curtain track and curtains above. Wardrobes. Radiator. Ceiling light. Fitted carpet.

## Outside

### FRONT GARDEN

The front garden is fully enclosed with a paved path leading from the pavement to the main entrance bordered by gravel on either side and interspersed with mature shrubs and bordered by hedging.

## REAR GARDEN

Good sized rear garden which is mainly laid to lawn. Decked area immediately adjacent to rear porch enjoys an elevated view and fine views making it an ideal area for alfresco dining. Steps from the decking lead down to a large formal lawned area bordered by well established flower beds and bordered by hedging.

## WOODEN SHED

## WOODEN SUMMER HOUSE

## BURDENS

The Council Tax Band relating to this property is B.

## ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

## SERVICES

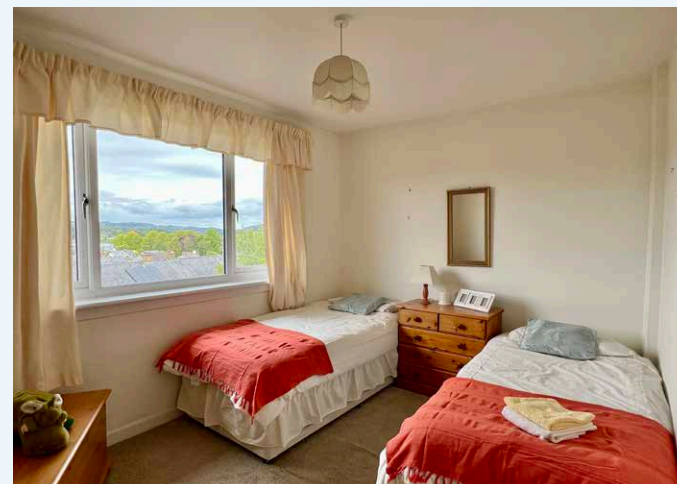
The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

## ENTRY

Subject to negotiation.

## HOME REPORT

A home report has been prepared for this property and can be obtained by contacting 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](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/BRIGW03-01



**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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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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