



**WILLIAMSON  
& HENRY**  
Solicitors & Estate Agents



# 9 UNION STREET

KIRKCUDBRIGHT, DG6 4JF

**Well-appointed light and airy Georgian townhouse which enjoys an excellent central but peaceful location within easy reach of all local amenities.**



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## **Accommodation:**

### **Ground Floor:**

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Kitchen  
Conservatory  
Basement

### **First Floor:**

Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Shower Room

### **Second Floor:**

Bedroom 4 (Master with  
Ensuite)

### **Outside:**

Courtyard Garden

Newly installed gas boiler  
and new uPVC double glazed  
and wooden sash and case  
windows throughout.



9 Union Street retains many traditional features which preserve the character of the property including original wooden doors, stripped pine floors, sash and case windows to front and ceiling cornicing and coving in some rooms.

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

### ENTRANCE VESTIBULE 1.36m x 1.30m

Wooden exterior door with decorative fan light over gives access to entrance vestibule. Stripped pine floor to match reception hallway. Wooden glazed doors opening from entrance vestibule into sitting room.

### RECEPTION HALLWAY 3.81m x 2.19m

Stripped pine floor. Coat hooks. Radiator. Doors to basement and kitchen. Stairs leading to first floor level. Mains smoke alarm. Ceiling cornicing. Ceiling light.

### SITTING ROOM 4.51m x 3.83m

Bright front facing reception room with ample natural light. Wooden glazed doors into entrance vestibule. New wooden sash and case windows to front with curtain pole and curtains above. Feature fireplace with tiled hearth and surround. Wooden mantel over. Recessed shelved alcove to sides. Ceiling cornicing. Ceiling light. Stripped wooden floor.



### KITCHEN 3.61m x 3.26m

Painted solid wooden kitchen units with granite work surfaces. Wood paneled walls to waist height. Shelving on walls. Radiator. Freestanding Beko fridge-freezer. Electric integrated hob. Electric integrated oven. Stainless steel and glass chimney style extractor hood. Dishwasher. Ceramic Belfast sink with mixer tap above. Recessed LED ceiling spotlights. Stripped wooden floor. Wooden glazed door with cat flap leading out to:-

### CONSERVATORY 2.33m x 1.90m

uPVC double glazed windows on three walls. uPVC double glazed door leading out to courtyard garden. Tiled floor.

### BASEMENT

Doorway with stairs leading from the main reception hallway leads down to the cellar which provides useful additional storage space.

Carpeted staircase with wooden handrail leading to first floor level.

## First Floor Accommodation

### LANDING

New uPVC window to rear with deep sill providing ample natural light over stairwell. Stripped wooden floorboards. Doors leading off to all first floor accommodation.

### BEDROOM 1 3.66m x 1.95m

Single bedroom currently used as an artist's studio. This bright and airy room enjoys a pleasant outlook over Union Street. New uPVC window with wood paneling around with curtain pole and curtains above. Radiator. Stripped wooden floor. Ceiling cornicing. Ceiling light.

### BEDROOM 2 3.94m x 3.67m

Double bedroom. Radiator. New uPVC window to front with curtain pole and curtains above. Original fireplace with tiled hearth. Cast iron surround and painted wooden mantel above. Cupboard with built in shelving. Ceiling cornicing. Ceiling light. Stripped wooden floorboards.

### BEDROOM 3 3.08m x 1.68m

Single bedroom currently used as a storage room. New uPVC double glazed window enjoying an open outlook across the grounds of the Catholic Church to the rear. Curtain pole above. Radiator. Ceiling light. Stripped wooden floorboards.

### SHOWER ROOM 2.15m x 1.74m

Suite of white wash hand basin and W.C. and bath with mains shower above. New uPVC opaque glazed window to rear with blind above. Radiator. Tiled splash backs. Stripped pine wooden floor. Recessed LED ceiling spotlights.

Carpeted staircase leading from first floor landing to second floor which enjoys natural light from conservation grade Velux window above. Stripped wooden floorboards. White painted balustrade. Beamed ceiling detail.



## Second Floor Accommodation

### BEDROOM 4 (ENSUITE) 3.89m x 4.42m

Light and airy master bedroom with partially coombed ceiling. Velux window to front with new uPVC double glazed dormer window to rear providing a fine outlook over neighbouring gardens to former courthouse and catholic church beyond and providing ample natural light. Radiator. Recessed LED ceiling spotlight. Stripped wooden floorboards. Stripped wooden door leading to:-

### En-suite 2.60m x 2.11m

Suite of white wash hand basin, W.C. and bath with mixer shower above with glass shower screen to side. Tiled splash backs. Radiator. Built in cupboard providing useful additional storage. Partially coombed ceiling with conservation grade Velux window. Stripped pine floorboards.

### Outside

At the rear of the property is a small courtyard garden area which is fully fenced. There is an area of hard standing for sitting and a well-stocked raised flower bed to one side.

### BURDENS

The Council Tax Band relating to this property is C.

### 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."

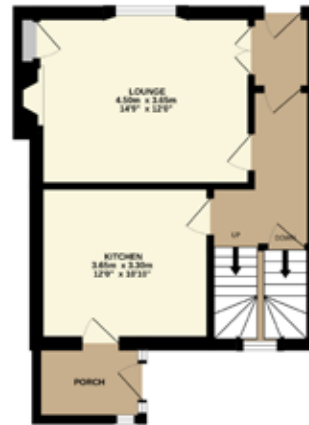
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: [property@williamsonandhenry.co.uk](mailto:property@williamsonandhenry.co.uk)).

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

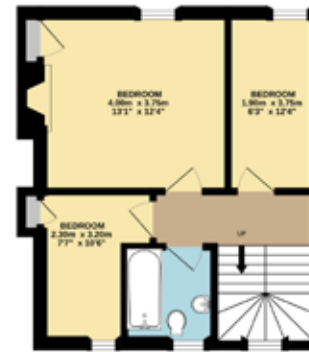
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/ROBES04-01

GROUND FLOOR



1ST FLOOR



2ND 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 purchasers. 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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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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