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WILLIAMSON
& HENRY
Solicitors & Estate Agents

21A ST CUTHBERT STREET

KIRKCUDBRIGHT, DG6 4DJ

Well-proportioned 3 bedroom flat with private entrance and off street parking.



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Accommodation:

Ground Floor:

Entrance Hallway
Landing
W.C.
Bedroom 1
Open Plan Sitting Room /
Dining Room
Kitchen
Boiler Room

Second Floor:

Landing
Bathroom
Bedroom 2
Bedroom 3

Outside:

Off street parking for 1
car.



21A St Cuthbert Street is a spacious first and second floor flat in the centre of Kirkcudbright providing bright and spacious accommodation throughout with off street parking space to 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

Entered from close which can be accessed from St Cuthbert Street or Gas Lane to the rear. Wooden glazed door leads into:-

ENTRANCE HALLWAY2.04m x 0.99m

Private entrance hallway. Wood effect flooring. Radiator. Carpeted staircase with painted wooden handrail and banister leading up to first floor level. Under stair storage area. Wall mounted RCD consumer unit and meter. Wooden single glazed window into close. Coat hooks. Smoke alarm.

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

LANDING

Bright first floor landing. Doors leading off to W.C. bedroom, open plan sitting room / dining room. Carpeted staircase with painted wooden handrail and banister leading to second floor. Fitted carpet. Radiator. Ceiling light. Smoke alarm.

W.C.3.22m x 0.87m

White wash hand basin with tiled splash back. White W.C. Wooden single glazed window overlooking lane to rear with blind above. Ceiling light. Fitted carpet.

BEDROOM 14.15m x 3.12m at widest narrowing to 2.75m

Bright, front facing bedroom with pleasant outlook across the Soaperie gardens. Wooden sash and case window. Built in press. Radiator. Ceiling light. Fitted carpet.

OPEN PLAN SITTING ROOM / DINING ROOM3.91m x 4.05m

Bright and spacious open plan sitting room / dining room.

Sitting Room

Large wooden glazed sash and case window overlooking church grounds. Radiator. TV aerial point. Built in press with wooden glazed door and shelving. Ceiling cornicing. Ceiling light. Fitted carpet. Archway leading through to:-

Dining Area3.39m x 4.05m

Central heating thermostatic controller. Recessed alcove. Radiator. Ceiling light. Smoke alarm. Fitted Carpet. 15 pane wooden glazed door leading to:-

KITCHEN2.43m x 4.34m

Good Range of fitted kitchen units with wood effect laminate work surfaces and stainless steel sink with mixer tap and drainer to side. Plumbing for washing machine. Freestanding electric cooker. Ample room for table and chairs. Radiator. Ceiling light. Wood effect vinyl flooring. 2 Velux windows to rear providing ample natural light. Door leading into:-

BOILER ROOM1.07m x 1.84m

Wood effect vinyl flooring. Worcester wall mounted gas boiler. Partially coombed ceiling. Ceiling light. Carbon monoxide detector.

Carpeted staircase with painted wooden handrail and banister leading to second floor level. Velux window above stairwell providing natural light above.

Second Floor Accommodation

LANDING

Fitted carpet. Doors leading off to two further bedrooms and bathroom.

BATHROOM2.05m x 1.92m

Suite of white wash hand basin and W.C. White bath with mains shower above. Tiled splash backs and glass shower screen. Radiator. 2 Velux windows. Partially coombed ceiling. Ceiling light. Loft access hatch.

BEDROOM 27.06m x 2.93m

Fitted carpet. Sash and case bay style window to front overlooking church grounds with roller blinds above. Radiator. Partially coombed ceiling. Ceiling light.

BEDROOM 36.37m x 4.18m

Bright and spacious double bedroom. Partially coombed ceiling. Sash and case wooden window to rear with roller blind above. Radiator. Sash and case bay style window with wood paneling surround overlooking church grounds. Curtain pole above. Ceiling light. Fitted carpet.

Outside

Although the property doesn’t benefit from a garden it does have a private parking space to the rear which is accessed from Gas Lane.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C

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).

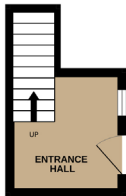
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

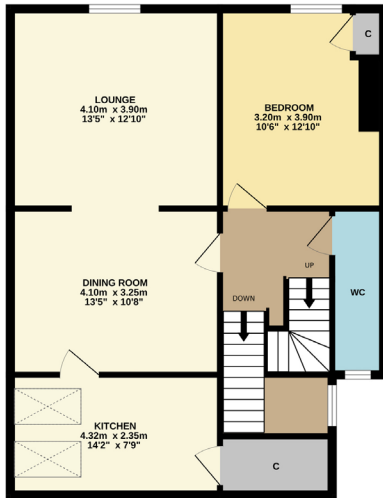
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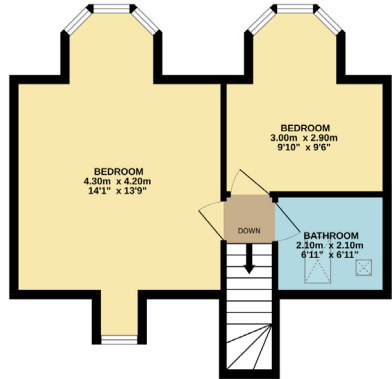
GROUND FLOOR



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 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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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 to 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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