



WILLIAMSON
& HENRY
Solicitors & Estate Agents



14 MAXWELL WYND

KIRKCUDBRIGHT, DG6 4HJ

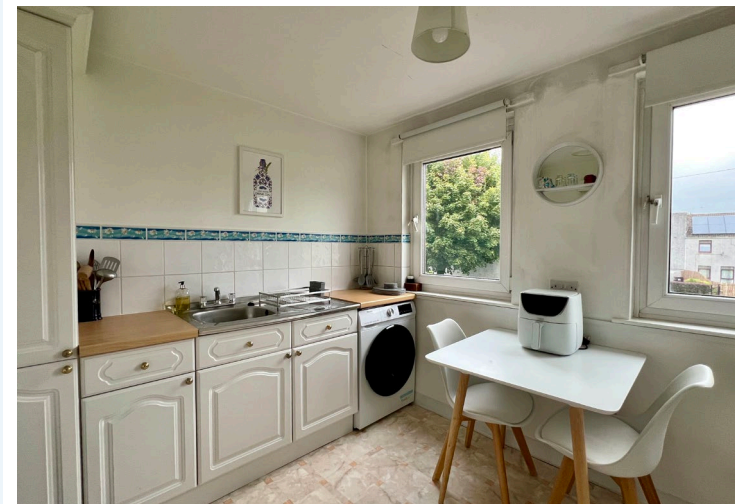
Ideal first time buyer home located in a central yet convenient location close to all local amenities.



Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Kitchen
Bathroom
Bedroom 1



Ideal first time buyer home located in a central yet convenient location close to all local amenities.

14 Maxwell Wynd is a surprisingly spacious one bedroom first floor flat located in a quiet yet convenient location with easy access to all local amenities.

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 communal staircase through uPVC door into:-

ENTRANCE HALLWAY 3.15m x 1.56m

Wide welcoming entrance hallway. Doors leading off to sitting room, double bedroom and bathroom. Ceiling light. Vinyl flooring.

WALK IN CUPBOARD

Large walk-in cupboard with built in shelving, lighting and power. RCD consumer unit and electric meter. Ceiling light.

SITTING ROOM 4.93m x 3.39m

15 pane wooden glazed door leads from the reception hallway into light and spacious front facing reception room with two uPVC double glazed full height

windows with curtain pole and curtains above to front. Electric Kyros heater. TV aerial point. Wood effect laminate flooring. Door leading through to:-

KITCHEN 2.59m x 3.39m

Positioned to the rear of the property is a generous kitchen with a good range of White fitted kitchen units with beech effect laminate work surfaces and tiled splash backs. Two uPVC double glazed tilt and turn windows with roller blinds above. Stainless steel sink with mixer tap and drainer to side. Logik under counter fridge. Hisense washer/dryer which may be available by separate negotiation. Electric Hotpoint ceramic hob with extractor above. Whirlpool eye level electric oven. Tile effect vinyl flooring. Ceiling light.

BATHROOM 1.74m x 1.98m

Good sized bathroom with suite of white wash hand basin, W.C. and bath with mains shower above. Shower curtain pole. Tiled splash backs. uPVC obscure glazed window to rear. Fixed bathroom mirror. Chrome heated towel rail. Ceiling light. Vinyl flooring.

DOUBLE BEDROOM 1 3.96m x 3.09m

Generous front facing double bedroom with an abundance of natural light from uPVC double glazed tilt and turn window to front. Curtain pole and curtains above. Built in double wardrobe with sliding doors providing useful additional storage with hanging rail and shelving above. Cupboard housing hot water tank with shelving above. Coat hooks and hanging rail. BT point. Fitted carpet. Ceiling light.

OUTSIDE

Access from Bridge Street there is a car park providing off street parking for nearby residents. To the rear of the property is a large communal lawned area.

BURDENS

The Council Tax Band relating to this property is A.

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, 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).

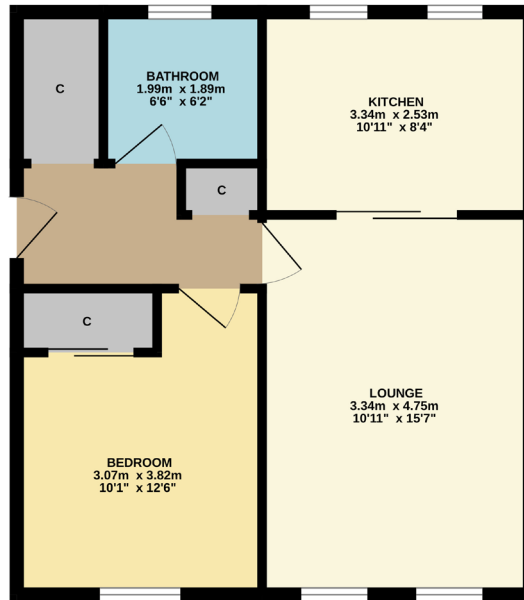
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/GLANT01-03



MID 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 inaccuracies or mis-statement. This plan is for illustrative purposes only and should not 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 Metreplan CS2024

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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