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Solicitors & Estate Agents  
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## **24 Union Street, Kirkcudbright, DG6 4JF**

Easily managed terraced town house on peaceful street a short level walk from the amenities of the town.

**Ground Floor:** Hall, Sitting Room, Kitchen/Diner

**First Floor:** Double Bedroom, Study, Bathroom

**Second Floor:** 2 Bedrooms

Gas central heating, no garden.

**GUIDE PRICE**  
**£105,000**

**Home Report Valuation**  
**£118,000**

REF: **D28295**

This is a mid-terraced town house on Union Street, which connects Castle Street to High Street in the oldest part of Kirkcudbright; an area rich in character. The house itself presents as easily managed accommodation and has no garden. With houses to either side and those on Hart's Close behind, it should be inexpensive to heat, and the house benefits from a combi gas central heating boiler.

All carpets and other fitted floor coverings are included in the sale, as are any items of furniture remaining in the property at the date of entry.

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" who lived in nearby Broughton House, now in the care of the National Trust for Scotland. Artistic tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named the "Artists' Town".

The southwest of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline. The area has a good range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers and of course golf. The Solway is also a popular yachting destination and Scotland's only Blue Flag Marina is only a short walk away.

### ACCOMMODATION

#### HALL

1.26m x 1.07m (4'1" x 3'6")  
Beech wood effect vinyl flooring. Stairs to first floor.

#### SITTING ROOM

4.73m x 2.40m (15'6" x 7'10") (maximum)  
Front facing sash and case window. Radiator with thermostatic control. Alcove with cupboard to lower part housing gas meter and display shelf above. Carpet. T.V. Aerial point and telephone point, though neither have been used by the seller and therefore no assurance can be given with regard to whether they work..



#### KITCHEN/DINER

4.28m x 2.59m (14'0" x 8'5") (maximum)  
Single drainer sink with mixer tap. Wide window ledge with shelf beneath. Built-in full height corner cupboard providing useful storage and housing the electric meters. Further built-in under-stairs cupboard. Two wall units over the sink and three further wall units at the opposite end of the room. Wood effect vinyl floor to match the hall. Radiator with thermostatic control.



## First Floor Accommodation

A carpeted stair leads from the hall to the first floor landing which has rear facing window and radiator with thermostatic control.

### DOUBLE BEDROOM

4.42m x 2.60m (14'5" x 8'6")

Front facing sash and case window. Radiator with thermostatic control. Carpet.



### STUDY

2.40m x 1.65m (7'10" x 5'4") (maximum)

Rear facing uPVC double glazed window. This room has a cupboard housing the Worcester Greenstar CDi Classic combi central heating boiler and with storage space beneath. Radiator with thermostatic control. Carpet.

### BATHROOM

1.82m x 1.73m (5'11" x 5'8")

Front facing sash and case window. Enamel bath, wash hand basin and W.C. all in white. Mira Excel mixer shower over the bath with tiled surround to half height. Matching tiling over the wash hand basin. Radiator. Vinyl floor matching the hall and kitchen.



## Second Floor Accommodation

A further carpeted stair leads from the first floor to a second floor landing with skylight above and double doors opening to a built-in shelved cupboard.

### DOUBLE BEDROOM

3.38m x 2.48m (11'1" x 8'1")

Coombed ceiling. Front facing uPVC double glazed dormer window. Radiator with thermostatic control. Hatches at front and rear giving access to the eaves space. Carpet.

### BEDROOM

3.38m x 2.51m (11'0" x 8'2")

Rear facing dormer window with a lovely outlook over adjacent roofs and gardens to MacLellan's Castle. uPVC double glazed. Hatch in opposite wall to eaves space. Radiator with thermostatic control. Carpet.

### BURDENS

The Council Tax Band relating to this property is a band B.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)



## GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (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, the Legal Post Number is LP-1 Kirkcudbright and the Fax Number is 01557 332057.

Ref: IMR/MMCM/GRAHA03-01

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.