



## **Auchengool House, 1 Castlebank, Kirkcudbright, DG6 4LB**

A semi-detached two storey and attic townhouse of traditional construction with harled frontage and slate roof in the heart of Kirkcudbright, beside MacLellan's Castle and with a view towards the harbour side. The property is in need of extensive renovation and has been priced accordingly.

**GUIDE PRICE**  
**£150,000**

**Ground Floor:** Hallway Living Room Back Hall Kitchen Conservatory Shower Room Dining Room/Downstairs Bedroom

**First Floor:** 2 Bedrooms Dressing Room Toilet Bathroom Bedroom 3/Study

**Attic/Second Floor:** Landing 2 Bedrooms

Gardens to front and rear

REF: **D29017**

Auchengool House is a traditional semi-detached townhouse in a very central location in the heart of Kirkcudbright's historic and cultural district but has reached a cycle in its life where it requires extensive refurbishment to return it to its former splendour. Ideally located within easy level walking distance of the town centre and all attractions and facilities, it commands a prominent position at the end of the town's historic High Street enjoying an excellent outlook towards the harbour and bridge.

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 including the recently opened Kirkcudbright 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. The town has a good range of local shops and professional services as well as well-regarded primary and secondary schools.

## ACCOMMODATION

### HALLWAY

10'5" x 6'3" (3.12m x 1.92m)  
(measurements including stairs)

Part glazed entrance door to hallway. Tiled floor. Telephone point. Storage heater. Carpeted staircase to first floor level with wooden balustrade on either side.

### LIVING ROOM

14'5" x 11'7" (4.44m x 3.53m)

Dual aspect. Single glazed sash and case window to front. Single glazed sash and case window to side overlooking the MacLellan Castle Gardens. Brick fireplace with tiled hearth and traditional cast iron stove. Night store heater. Wood panelling. Wall lights.

### BACK HALL

6'1" x 3'5" (1.86m x 1.05m)

Understairs storage cupboard. Coat hooks.

### KITCHEN

13'2" x 12'0" narrowing to 4'11" (4.02m x 3.68m narrowing to 1.51m)

L-shaped. Single glazed sash and case window to side overlooking Castle Gardens. Aga oil-fired cooker with double oven and twin hot plate set in tiled inglenook style fireplace. Fitted wall and floor units in limed oak effect with formica work surfaces. Plumbing for automatic washing machine. Asterite sink with single drainer.



### CONSERVATORY

9'1" x 6'2" (2.77m x 1.89m)

Lean-to conservatory with double glazed wooden panels and glazed roof panels. Wooden door to rear garden with cat flap. Window shelving.

### SHOWER ROOM

6'9" x 4'3" (2.07m x 1.30m)

WC, wash hand basin and double shower cubicle with sliding glazed shower screen and Mira Excel mains shower. Fully tiled around shower. Extractor fan. Single glazed window to side.

### DINING ROOM/DOWNSTAIRS BEDROOM

14'4" x 10'9" (4.38m x 3.29m)

Dual aspect. Single glazed sash and case window to front with wooden ingoes, window seat and cupboard beneath. Single glazed window to rear. Open beamed ceiling. Fireplace with wooden over mantel and tiled hearth. Night store heater.

### FIRST FLOOR

Carpeted staircase to split level landing.

### BEDROOM 1

14'5" x 11'0" (4.40m x 3.37m)

Dual aspect. Single glazed sash and case windows to front and rear. Painted wooden fire surround. Door to front dressing room.



### DRESSING ROOM

5'10" x 3'6" (1.78m x 1.08m)

Built-in shelved cupboards. Single glazed window to front with shelving beneath.

### BEDROOM 2

14'2" x 11'1" in the main widening to 11'11"  
(4.32m x 3.40m in the main widening to 3.65m)

Dual aspect. Single glazed sash and case window to front. Double glazed sash and case window to rear. Traditional tiled fireplace and hearth.

To the rear:

### TOILET

3'10" x 3'2" (1.18m x 0.99m)

WC. Single glazed window to side with extractor fan.

### BATHROOM

8'4" x 4'10" in the main (2.54m x 1.49m in the main)

Coloured suite of bath and wash hand basin. Single glazed window to side. Hot water tank and Economy wall-mounted heating controller. Chrome electric towel rail.



### BEDROOM 3/STUDY

12'1" x 7'11" (3.70m x 2.42m) (at longest & widest)

Single glazed sash and case window to side. Part coombed ceiling. TV point. Traditional fireplace with cast iron backing and grate set on a stone hearth

### ATTIC/SECOND FLOOR LEVEL:

Wooden staircase to attic/second floor level

### TOP LANDING

Two single glazed sash and case windows to front with outlook towards harbour. Night store heater. Cupboard housing electric switchgear. Hatch leading into rear loft panel housing cold water tank, etc.

### BEDROOM 4

11'8" x 11'1" (3.58m x 3.39m)

Coombed ceiling. Single glazed sash and case dormer window to front looking towards harbour. Built-in shelved cupboard.

### BEDROOM 5

10'9" x 9'5" (3.29m x 2.88m)

Coombed ceilings. Single glazed sash and case window to front looking towards harbour.

### GARDENS

Garden to front with pillars on either side of cast iron gate with concrete pathway leading to front entrance door. Shared gravelled pathway to side giving pedestrian access to rear garden. From gravelled pathway there are gates leading to the rear garden. Oil storage tank.



### BURDENS

The Council Tax Band relating to this property is D.

### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band G

### SERVICES

The agents assume that the subjects are served by mains water, mains electricity but it is believed to be shared private 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 and the Fax Number is 01557 332057.

Ref: RDI/GARNA01-01

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.

