



100C High Street

Kirkcudbright, DG6 4JQ

Top floor flat in central High Street location with private garden to rear.



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

Accommodation Entrance Hallway
Sitting Room
Bathroom
Double Bedroom
Kitchen

Outside: Garden

100C High Street is located through shared entrance from rear of property with steps leading up to private first floor landing.

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 through uPVC obscure glazed door from first floor landing into:-

ENTRANCE HALLWAY 3.19m at widest narrowing to 1.12m x 4.81m

Wooden sash in case window overlooking rear garden with Roman blind above. 2 built in cupboards providing useful additional storage. Night storage heater. Ceiling light. Loft access hatch. Smoke alarm. Fitted carpet. Doors leading off to all accommodation.

SITTING ROOM 3.65m x 4.74m

Bright and spacious reception room with dual aspect sash in case windows to front and rear with curtain pole and curtains above. Ample room for table and chairs. TV aerial point. Ceiling light. Fitted carpet.

BATHROOM 2.11m x 2.52m

Suite of white wash hand basin W.C. and bath with shower above. Wooden obscure glazed sash in case window with Roman blind above. Wall mounted fan heater. Ceiling light. Wood effect laminate flooring.

DOUBLE BEDROOM 3.83m x 3.47m

Generous double bedroom with ample natural light from sash in case window to front overlooking High Street with Roman blind, curtain pole and curtains above. Built in cupboard. Electric panel heater. Ceiling light. Fitted Carpet.

KITCHEN 3.63m x 2.78m

Wooden fitted kitchen units with laminate work surfaces. Stainless ½ bowl sink with mixer tap above and tiled splashbacks. Free standing electric cooker with whirlpool stainless steel extractor hood above. Fridge freezer. RCD consumer unit with electric meter. Night storage heater. Built in cupboard. Sash in case window. Fitted Carpet.

Outside

To the rear of the property is an enclosed garden area which is mainly laid to lawn.

BURDENS

The Council Tax Band relating to this property is A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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

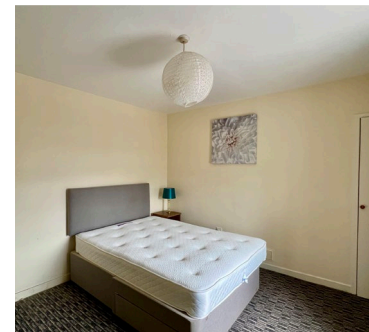
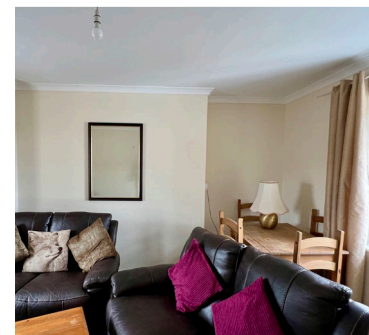
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO 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/ES/TOMBK01-01



WILLIAMSON
& HENRY
Solicitors & Estate Agents

www.williamsonandhenry.co.uk

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.

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

Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ