



Solicitors & Estate Agents

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**RED DOOR, GREENGATE CLOSE, HIGH STREET,
KIRKCUDBRIGHT, DG6 4JX**

Offers Over £215,000



Red Door is a Grade B listed four bedroom cottage located down the historic cobbled Greengate Close which runs off the High Street. Benefitting from a peaceful setting but at the same time in a central location for all the amenities of the harbour town of Kirkcudbright. The cottage also has an area of garden ground located further down the Close and a shared drying green.

Red Door and its neighbouring properties, Blue Door, Lavender Door and Yellow Door are steeped in history, all occupying the same cobbled wynd on which illustrator Jessie M King and her husband, stained-glass artist, E A Taylor used to live.

Red Door is a highly desirable property, very rarely available on the open market and represents an opportunity not to be missed.

- Living Room
- Dining Kitchen
- WC
- Four bedrooms
- Shower Room
- Garden/Shared Drying Green
- EPC Rating - D

Set amidst beautiful coastal countryside, Kirkcudbright enjoys a sheltered position in the estuary of the River Dee on the north Solway shore. Established as a Royal Burgh in 1455, Kirkcudbright has always been supported by a busy fishing trade. The marina is popular and offers one of the safest anchorages on the north Solway coast. Behind the harbour, the streets have housed generations of creative talents. Kirkcudbright's historical connections and its present flourishing colony of artists have led to Kirkcudbright being called "The Artist's Town". The area in general offers a quiet and relaxing atmosphere, safe country roads and stunning coastal landscapes.

Accommodation Comprises:

Vestibule

Wooden external door leads into Vestibule

Hallway

Stairs to first floor; large under-stair storage cupboard; ceiling light.

Living Room

3.72m x 4.89m (12'2 x 16'0)

Large room with dual aspect windows to front and rear; wall mounted gas fire set in tiled hearth with wooden mantle; radiator; ceiling light.

Kitchen

5.33m x 3.57m (17'5 x 11'7)

Excellent range of wall and floor units with complementing work surface; integrated electric oven; integrated gas hob with overhead extractor hood; washing machine; refrigerator; freezer; space for dining table; dual aspect windows to front and rear; radiator; ceiling light.

WC

Comprising WC and wash hand basin; ceiling light.

First Floor

Bedroom 1

5.41m x 3.47m (17'7 x 11'4)

Double bedroom with dual aspect windows to front and rear; two double built-in wardrobes with shelf and hanging space; sink with tiled splashback and mirror; built-in cupboard housing boiler; built-in book shelves; radiator; ceiling light.

Bedroom 2

4.96m x 3.60m (16'3 x 11'8)

Double bedroom with dual aspect windows to front and side; two double built-in wardrobes with shelf and hanging space; sink with tiled splashback and mirror; radiator; ceiling light.

Shower Room

1.71m x 2.09m
5'6 x 6'9

Comprising WC, wash hand basin and shower cubicle with integral shower. Window to front; radiator; heated towel rail; ceiling light.

Second Floor

Eaves storage access door; ceiling light.

Bedroom 3

3.30m x 3.72m (10'8 x 12'2)

Double bedroom with dormer window to rear; part coombed ceiling; ceiling light.

Bedroom 4/Box Room

3.55m x 2.30m (11'6 x 7'5)

Velux window to rear; part coombed ceiling; ceiling light.

Outside

The cobbled close leads down to a communal seating area with the private garden of Red Door at the right hand side. This is mainly laid to lawn with a border of established shrubs and trees. There is also a shared drying green.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4JX

Council Tax Band: E

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available at www.onesurvey.org

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.

*More photos available online.





