

‘Ambrose House’, 3 Gladstone Place

Kirkcudbright, DG6 4DT

Substantial, 5-bedroom,
terraced town house
within a prime location.



Offers Over: £250,000 are invited



'Ambrose House', 3 Gladstone Place, Kirkcudbright, DG6 4DT



1



5



2

Key Features:

- . Spacious family home
- . Large rear extension
- . Gas fired central heating
- . 5 Double bedrooms
- . Traditional features
- . Enclosed garden
- . Prime location
- . Open plan living space
- . Luxury bathroom



GAP

galloway & ayrshire properties



Property description

An opportunity arises to acquire a substantial terraced townhouse located within the heart of Dumfries & Galloway's 'Artist's Town' of Kirkcudbright. Providing spacious accommodation over three levels this property benefits from an extension to the rear, allowing for a spacious open plan dining kitchen with French doors providing an outlook and access to the rear garden, open plan lounge to the front of the property, and generous sized luxury bathroom with balcony overlooking the dining area. There are also some traditional features to appreciate, such as, period cornice work, attractive woodwork and sash and case windows to the front.

Conveniently located within easy reach of the town centre and all major amenities, this is a substantial terraced townhouse providing bright, spacious and comfortable family accommodation over three floors.

Of traditional construction under a slate and felt roof, the property is in good condition throughout with some scope for modernisation within. Currently comprising of five double bedrooms, this property would make an ideal spacious family home or has potential to be invested as a holiday let/ B&B.

The property currently benefits from fully enclosed garden grounds to the rear. It is situated adjacent to other private residences of varying style and has an outlook over neighbouring properties.

Kirkcudbright is one of Scotland's most vibrant communities with events, exhibitions and activities taking place throughout the year. A lively fishing port, Kirkcudbright makes an ideal location for a weekend break or as a base to explore the beautiful Southwest of Scotland. Surrounded by coasts and hills of outstanding natural beauty; ideal for cycling, gentle walking, challenging hiking or a lazy day at the beach. Visit to enjoy the spectacle of the tattoo, watch history come alive on historic tours and see the traditional Riding of the Marches. Experience the Art and Crafts Trail with over 100 venues, celebrate the great outdoors at the Country Fair, and indulge in great tastes at the Food Festival. On this website you will find our festivals and events calendar , most events are free and with free parking.





Accommodation

Hallway

Entrance porch leading into hallway providing full access to ground floor accommodation, central heating radiator, also access to utility/ workshop to the side of the property. Stairs providing access to upper floors as well as ground floor WC and integrated smoke detector.

Lounge

Large, spacious lounge towards front of property with a large single glazed sash & case window, two central heating radiators, feature brick-built fireplace currently housing an electric wood burner, built in display recess as well as open plan access into dining kitchen. Original cornice plaster work and integrated smoke detector.

Kitchen

Spacious open plan dining kitchen with two double glazed window units, UPVC door providing access to rear garden. Floor and wall mounted units, oak style worktops, tiled wall, Belfast style sink with mixer tap. Range master oven with gas hobs and integrated extractor, American style fridge freezer, tiled flooring, full Velux windows to the rear.

WC

Ground floor WC comprising of separate toilet and WHB, laminate flooring as well as built in extractor fan.

Side Store/ Utility

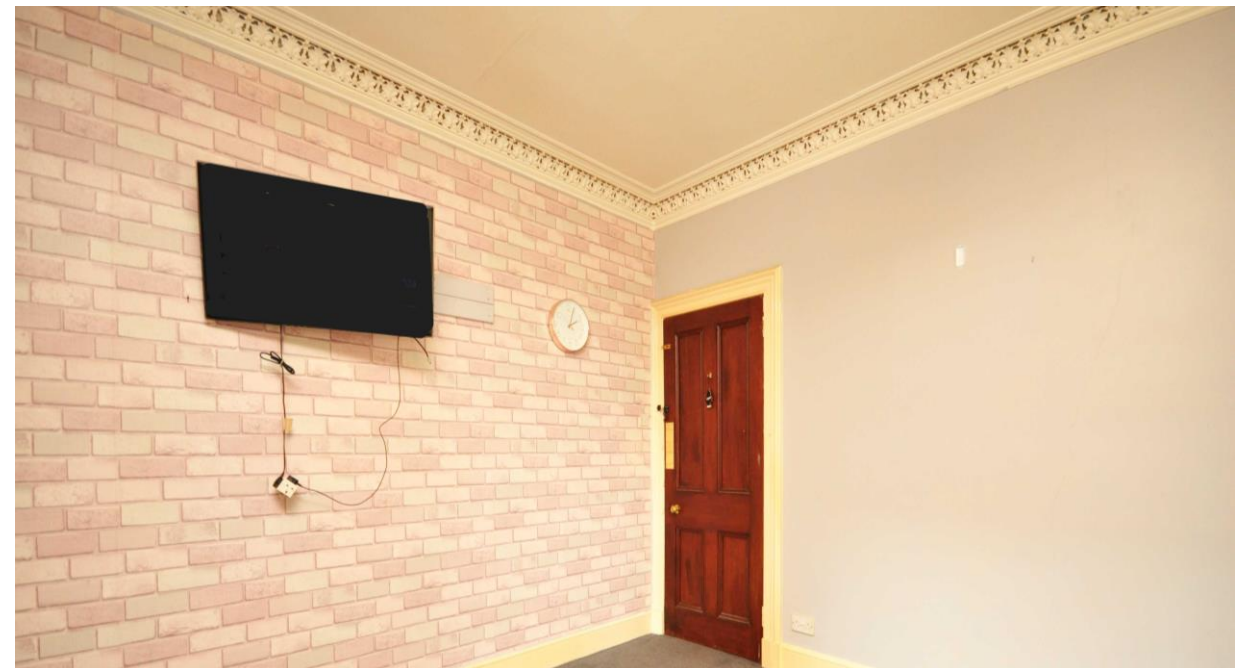
Access off hallway into side store/ utility workshop, currently housing the central heating boiler as well as mains power and integrated smoke detector.

Landing

Split level landing providing access to second floor accommodation leading to open balcony outside of bathroom providing outlook over dining area as well as access to bathroom. Glass railing with steel frames, integrated smoke detector, central heating radiator, spiral stairs leading up to top floor accommodation with Velux window providing natural light for top floor landing.

Bathroom

Spacious modern bathroom with separate bath and shower cubicle with mains rainfall style shower head, toilet and WHB. Heated towel rack, tiled flooring and walls, double glazed window and LED display mirror.



Accommodation

Master bedroom

Spacious double bedroom towards front of property with single glazed sash and case window, central heating radiator, built in storage units, original feature cornice plaster work and TV point.

Bedroom 2

Spacious double bedroom towards rear of property with large double-glazed window, central heating radiator and built in display recess.

Bedroom 3

Well-proportioned double bedroom with single glazed sash and case window, central heating radiator and TV point.

Bedroom 4

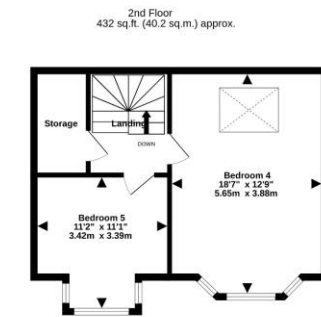
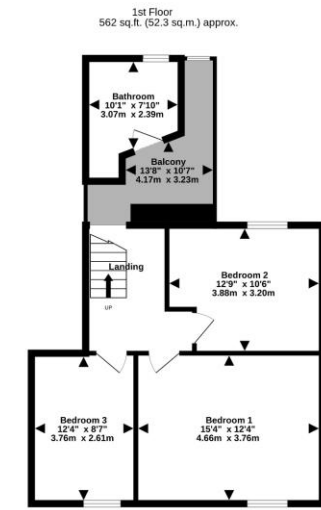
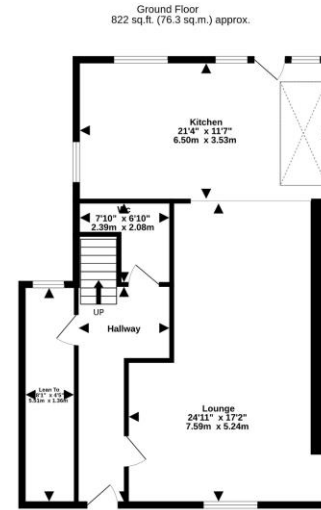
Spacious double bedroom on top floor, comprising of large Velux window to the rear and single glazed sash and case window to the front as well as central heating radiator and laminate flooring.

Bedroom 5

Double bedroom with central heating radiator with 'dormer' style, single glazed sash and case windows.

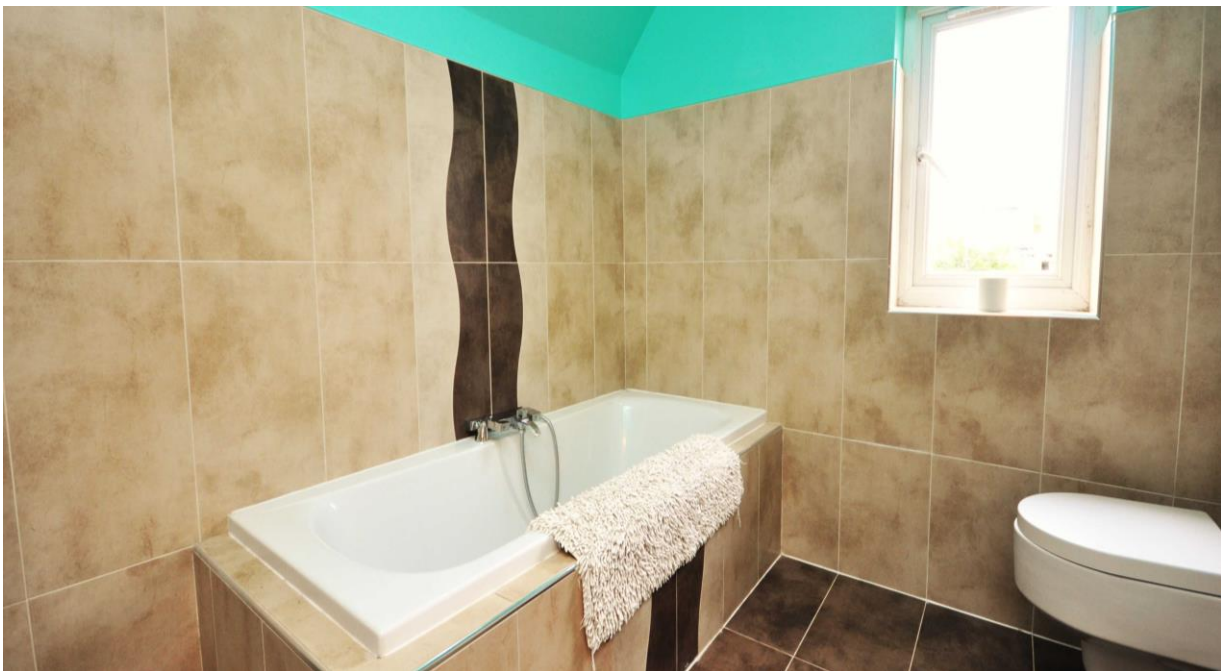
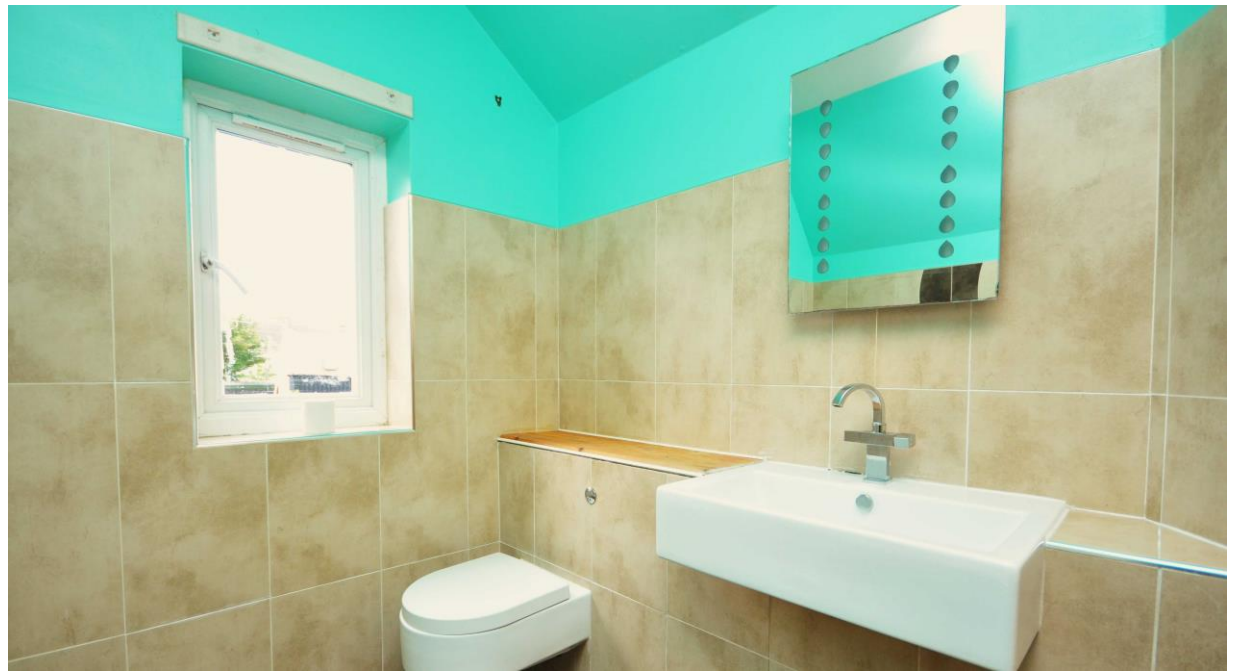
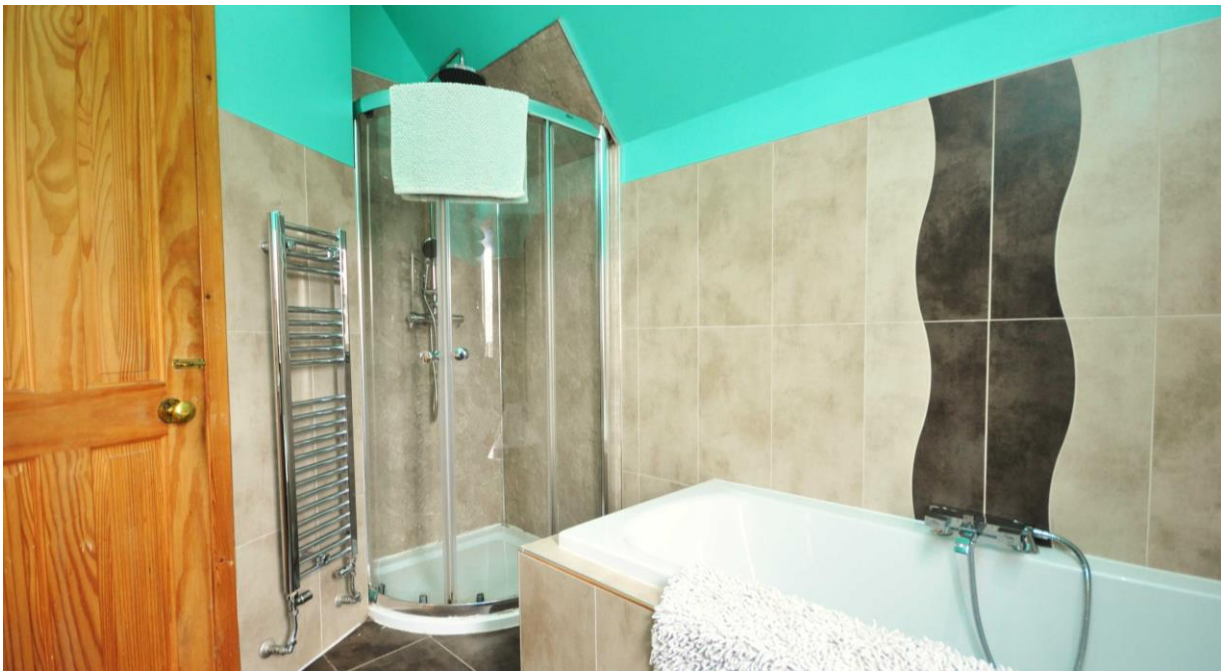
Garden

Fully enclosed garden to the rear of the property with concrete panel patio area as well as raised gravel area with garden shed and two greenhouses. Stone wall and fenced bordering.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band E

EPC RATING

D - 62

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

