



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

55 ST MARY STREET, KIRKCUDBRIGHT, DG6 4DU

Offers Over £150,000



Immaculately presented first and second floor flat located in the centre of the harbour town of Kirkcudbright. Renovated to a high standard by the current owners, the flat is beautifully proportioned, providing bright and comfortable living. With good sized accommodation and the added bonus of a garden to the rear, 55 St Mary Street would make a very comfortable home or an ideal buy-to-let.

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.

- Living Room
- Kitchen
- Utility
- Two Bedrooms
- Study
- Bathroom
- Garden
- Council Tax Band – B
- EPC Rating - E

Accommodation Comprises:

Vestibule

Door leads from St Mary Street into Vestibule. Wooden internal door through to Hall. Coat hooks; ceiling light.

Hall

Stairs to first floor. Under stair storage cupboard. Door out to shared close giving access to garden. Radiator; ceiling light.

Living Room

4.73m x 3.85m (15'5 x 12'6)

Large bright room with window to front. Space for large dining table; wooden flooring; radiator; recessed ceiling spotlights.

Kitchen

2.30m x 2.82m (7'5 x 9'2)

Open plan to the Living Room. Excellent range of wall and floor units with complementing work surface; integrated electric oven; integrated electric hob with overhead extractor hood; space for large fridge/freezer; window to front; recessed ceiling spotlights.

Utility Room

2.66m x 0.87m (8'7 x 2'8)

Plumbed for washing machine; space for tumble dryer; radiator; Comprising WC and wash hand basin; ceiling light.

Bedroom 1

3.42m x 3.31m (11'2 x 10'9)

Double bedroom with window to rear; wooden flooring; radiator; ceiling light.

Study/Bedroom 3

1.70m x 2.62m (5'6 x 8'6)

Window to side; wooden flooring; radiator; ceiling light.

Bathroom

1.68m x 2.60m (5'5 x 8'5)

Comprising WC, wash hand basin and bath with mains shower. Shower screen; radiator; window to rear; recessed ceiling spotlights; large, shelved airing cupboard.

Bedroom 2

3.90m x 5.61m (12'8 x 18'4)

Second floor bedroom with part coombed ceiling; dormer windows to front and rear; wooden flooring; radiator; ceiling light.

Dressing Room

2.08m x 1.55m (6'8 x 5'1)

Part coombed ceiling; shelf and hanging space; ceiling light.

Outside

The shared close leads down to the private garden. Paved patio area with flower borders. Raised decked seating area; wooden garden shed (the large shed in the garden is not included in the sale).

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4DU

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.







