



Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

SKYE HOUSE, 108 HIGH STREET, KIRKCUDBRIGHT, DG6 4JQ

Offers Offer £330,000



Skye House is a Category B listed three-bedroom house located down the beautiful, cobbled Palmers Close which runs off the High Street. Recently renovated to the highest standards Skye House is full of character and charm. A most attractive property situated in a picturesque and tranquil setting offering very comfortable family living. A garage and secluded courtyard garden add to the appeal of this stunning property. A type of property very rarely available on the open market and represents an opportunity not to be missed.

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:

- Living Room
- Kitchen
- Utility Room
- Three bedrooms
- Bathroom
- Garage
- Courtyard garden
- Council Tax Band - C
- EPC Rating – C (72)

Vestibule

External door leads into Vestibule; door through to Hallway.

Hallway

Stairs down to basement level; stairs up to first floor; ceiling light.

Basement

Under stair cupboard; ceiling light.

Utility Room

3.50m x 2.31m 11'5 x 5'6

Range of kitchen units with stainless steel sink and drainer; cupboard housing gas combi boiler; plumbed for washing machine; space for tumble dryer; coat hooks; window out to rear; radiator; recessed spotlights.

Bedroom 2

3.75m x 3.72m (12'3 x 12'2)

Large double bedroom with window out to front; alcove with built in desk and cosy seating area; radiator; recessed spotlights.

Walk-in Wardrobe

2.92m x 0.82m (9'6 x 2'7)

Clothing rails; shelving; ceiling light.

Ground Floor**Living Room**

4.85m x 4.09m (15'9 x 13'4)

Large room with two windows to front; decorative wooden panelling and shelved alcoves; cupboard storage under windows; radiator; ceiling light.

Kitchen

3.71m x 2.65m (12'2 x 8'7)

Excellent range of wall and floor units in sage green with complementing wooden work surface; ceramic sink and drainer with mixer top; integrated electric oven, integrated electric hob with overhead extractor; integrated fridge/freezer; space for dining table; radiator; recessed spotlights.

First Floor**Master Bedroom**

4.79m x 4.08m (15'7 x 13'4)

Large double bedroom with two windows to front; two double built-in wardrobes with shelf and hanging space; radiator; ceiling light.

Bathroom

3.92m x 2.73m (12'9 x 8'9)

Comprising WC, wash hand basin set in vanity unit, bath with mixer tap and large shower cubicle with integrated shower; wall mounted mirror; window to rear; radiator; ceiling light. S helved airing cupboard.

Second Floor

Eaves storage access doors on landing; Velux window; ceiling light.

Bedroom 3

5.17m x 4.75m (16'9 x 15'6)

Large double bedroom with dormer window to front; part coomed ceiling; built-in wardrobe and shelving; eaves access door; radiator; recessed spotlights.

Outside

Single garage with electric up and over door. Door out from Garage to garden. Walled courtyard garden with space for table and chairs.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4JQ

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from **Cavers & Co**

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.







