



NO' 14A HIGH STREET

Kirkcudbright, Dumfries & Galloway, DG6 4JX



THREAVE RURAL

**LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS**

No' 14a HIGH STREET

Kirkcudbright, Dumfries & Galloway, DG6 4JX

Castle Douglas 10 miles, Dumfries 27 miles, Carlisle 64 miles, Glasgow 104 miles

A THOROUGHLY CHARMING TOWNHOUSE SITUATED IN A CENTRAL LOCATION OF THE ARTISTS' TOWN OF KIRKCUDBRIGHT

- BEAUTIFULLY PRESENTED & MODERNISED TWO BEDROOM TOWNHOUSE
- CHARMING COURTYARD GARDEN
- IN A CENTRAL POSITION WITH ALL AMENITIES WITHIN EASY WALKING DISTANCE
- CONVENIENTLY LOCATED TO MAJOR ROAD NETWORKS
- EPC – C77

VENDORS SOLICITORS

Mrs Karen Baird
Hall Baird Solicitors
The Old Exchange
Castle Douglas
DG7 1TJ
Tel:01556 502764



THREAVE RURAL
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SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 14a High Street is conveniently located within the Artists' Town of Kirkcudbright and some 10 miles southwest of the Food Town of Castle Douglas in Southwest Scotland.

No' 14a High Street is a thoroughly charming townhouse oozing with nostalgia and although modernised to an extremely high standard, still retains that olde-worlde feeling. Upon entering the door off the main street, you are greeted with an Indian sandstone paved entrance close with cobbled edges, which leads to the main door of the property and follows on through to the attractive fully enclosed courtyard garden. The property has been modernised to an extremely high standard offering comfortable accommodation over two floors. Local services and wonderful riverside walks are available straight from the doorstep.

After a little research, the property was thought to have been utilised as a holiday home by the author Dorothy L. Sayers who set her Lord Peter Wimsey detective novel, Five Red Herrings, in Kirkcudbright and surrounding area. The Stewartry Museum in Kirkcudbright published in 2005 a booklet: Dorothy L. Sayers in Galloway, by Christopher Dean, which, on page 9, quotes a 1930 letter from her saying she would be staying at 14a High Street. The property also neighbours the National Trust's Broughton House & Gardens which is an impressive museum, combining both original interiors and exhibition spaces and is dedicated to E A Hornel's life and work as an artist, collector and antiquarian.

All essential services are found in the busy harbour town of Kirkcudbright, which is situated on the banks of the River Dee. Kirkcudbright is extremely popular with tourists as well as craft shops and niche retailers the town is well served with a full range of retail and professional services. Both primary and secondary schooling are available within the town, with both being highly regarded.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy. The area has been relatively unscathed by modern industry.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine 18-hole courses, the closest being at Kirkcudbright. The Solway Firth is a popular yachting destination and Scotland's only 'Blue Flag' marina is located adjacent to Kirkcudbright Harbour.

DIRECTIONS

As indicated on the location plan which forms part of these particulars.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for No' 14a High Street are sought in excess of: **£235,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 6/2012



- **Shower Room**
With a range of modern sanitary ware, corner shower cubicle & heated towel rail. The modernisation of the property has accounted for disabled access into the shower room.

No' 14a High Street is of traditional construction set over two floors, very briefly comprising:

GROUND FLOOR

- **Entrance Hallway**
With a glass panelled, oak balustrade staircase and low level lights leading to the first floor, adding a modern touch and allowing light to flow through the stairway, there is an under-stair storage cupboard below.
- **Double Bedroom 1**
A lovely cosy room benefitting from a built-in storage cupboard with hanging space. There are traditional style sash and case windows to either side.



- **Master Bedroom Suite 2 (Ensuite)**

A spacious master suite again with a built-in storage cupboard with hanging space. There is a part glazed door giving access to the pretty courtyard garden. A hallway with built-in storage leads to the en-suite.



- **Ensuite**

A surprisingly spacious ensuite with a range of modern sanitary ware and a large, enclosed shower unit.

FIRST FLOOR

- **Living / Dining / Kitchen**

A bright and airy living space with large glazed units in the gable end. There are also a bank of velux type windows set in the roof, with all but two being remotely controlled with rain sensors and sash and case type windows set in the walls. There is a feature fireplace and ample room for a dining table.

The kitchen benefits from a modern range of kitchen units (John Lewis) topped with granite type worktops, a built-in pantry, integrated double electric oven and fridge freezer, induction hob with cooker hood, plumbed for white goods. There are two windows in the kitchen area which are the original Georgian glass sash windows, which do not open, but are a lovely historical feature.





SERVICES

- Mains water and electricity
- Gas fired central heating
- The telephone line is installed subject to the normal BT regulations.

OUTSIDE

As mentioned earlier there is a pretty courtyard garden which is fully enclosed offering a good degree of privacy. This is the perfect area to relax or enjoy alfresco dining.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Mrs Karen Baird** for a definitive list of burdens subject to which the property is sold.



COUNCIL TAX BANDING: D

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.



GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared June 2023

