

Solicitors & Estate Agents
Tel: 01557 331217 www.caversandco.com

FLAT B, 78 HIGH STREET, KIRKCUDBRIGHT, DG6 4JL

Offers Over £120,000



Well-presented two-bedroom apartment forming the second floor of a beautiful Category B Listed Georgian townhouse. Developed into the Oddfellows Hall in 1904 and subsequently returned to residential accommodation in 1955 the apartment has been modernised to a high standard. Enjoying a central location on the historic High Street of Kirkcudbright surrounded by stunning architecture and ideally positioned to take advantage of all the amenities and attractions the town and surrounding area has to offer.

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:

- Open-plan living/dining room
- Kitchen
- Two bedrooms
- Bathroom
- Council Tax Band – A
- EPC Rating – C (73)

Vestibule

Wooden outer door with fan light leads into shared Hallway. Spiral staircase leads up to second floor. Wooden door leads into Hallway.

Hallway

Hallway giving access to all rooms. Coat hooks; radiator.

Living Room 3.23m x 5.93m (10'6 x 19'4)

Well proportioned bright living room with windows to front and large dormer to front. Space for dining table (1.84m x 1.71m (6'0 x 5'6)); large built-in storage cupboard; radiators; recessed spotlights.

Kitchen 1.94m x 3.90m (6'4 x 12'8)

Good range of fitted units with laminate worksurface. Tiled splash backs. Electric cooker point with overhead extractor; plumbed for washing machine; space for tall fridge/freezer; stainless steel sink and drainer with mixer tap. Wall mounted combi-boiler. Window out to rear. Ceiling light.

Bedroom 1 4.35m x 2.77m (14'2 x 9'1)

Spacious bedroom with large Velux window to front. Part coombed ceiling; double built-in wardrobe with shelf and hanging space; radiator; ceiling light.

Bedroom 2

2.73m x 2.51m (8'10 x 8'2)

Large Velux window to front. Part combed ceiling; radiator; ceiling light.

Bathroom

2.57m x 2.10m (8'4 x 6'9)

Comprising white suite of WC, wash hand basin and bath with overhead integral shower. Shower screen. Respatex waterproof wall covering around the bath. Window to rear; electric towel rail; radiator; ceiling light.

Services: Mains gas, electricity, water and drainage.

Entry: By negotiation

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

Home Report: Available from One Survey using postcode DG6 4JL

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.





