



**16A ST MARYS STREET**

KIRKCUDBRIGHT, DUMFRIES & GALLOWAY, DG6 4DN



## 16A ST MARYS STREET, KIRKCUDBRIGHT, DUMFRIES & GALLOWAY, DG6 4DN

**A well presented 2 bedroom first floor flat in the centre of the popular town of Kirkcudbright.**

Castle Douglas 9 miles ■ Dumfries 27 miles  
Edinburgh 105 miles

- 2 reception rooms. 2 bedrooms
- Prime town-centre location, close to local amenities
- Private garden
- Spacious living and dining areas
- Conveniently located
- Private rear access
- Gas central heating

**OIRO £115,000**

**Galbraith**

Castle Douglas  
01556 505346  
castledouglas@galbraithgroup.com



**SITUATION**

Kirkcudbright is famous as Scotland’s Artists’ Town and its well-known connections to The Glasgow Boys. The town provides a range of services including two small supermarkets and individual specialist shops, 3 churches, museum, library, doctor’s surgery, optician, two veterinary practices, swimming pool, tennis court, bowling green, as well as a primary and secondary schools. The nearby market town of Castle Douglas also has a good range of shops and other services, and is designated Dumfries and Galloway’s ‘Food Town’. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses. Communications to the area are very good, with railway stations in both Dumfries and Lockerbie. The M74 motorway is accessible at Moffat and Lockerbie, allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 58 miles drive to the north. Both Glasgow and Edinburgh with their international airports are around two hours’ drive. Regular ferry services to Northern Ireland operate with Stena Link and P & O from Cairnryan around 51 miles to the west, close to Stranraer.

**DESCRIPTION**

This well-presented first-floor flat is situated in the heart of the popular town of Kirkcudbright, offering an excellent opportunity for first-time buyers or those seeking a property for short or long-term rental. The flat boasts generously proportioned living spaces, including a welcoming dining room and a spacious living room—ideal for entertaining or relaxing. The well-appointed kitchen benefits from direct access to the rear of the property via a private stairway, leading to a secluded and secure garden. This hidden gem offers an exciting opportunity to create a tranquil retreat in the centre of town. Leading from the dining room there is a light tunnel which can be accessed for maintenance and allows natural light into the property. The family bathroom offers a jacuzzi style bath and separate shower enclosure with power shower. Both double bedrooms are generously sized and benefit from en suite facilities. The first bedroom features a shower room, built-in storage, and houses the gas boiler. The second bedroom includes an en suite W.C. and wash hand basin, providing convenience and comfort

**ACCOMMODATION**

Dining Room, Kitchen, Living room, Two Double Bedrooms, Family Bathroom.

**GARDEN**

As detailed within the site plan, there is a secured garden area which belongs to the property.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

| Water | Electricity | Drainage | Tenure   | Heating | Council Tax | EPC    | Broadband                       | Mobile |
|-------|-------------|----------|----------|---------|-------------|--------|---------------------------------|--------|
| Mains | Mains       | Mains    | Freehold | Gas     | Band C      | Band D | Superfast available to property | YES    |

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

**ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC**

Access to the property is via a shared entrance and there will be a shared responsibility for upkeep and decoration with 16b St Mary Street only.

There is shared access via the pend to the right of the main entrance. Furthermore there is shared access rights over the path leading to the garden area.

**POST CODE**

DG6 4DN





### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: eyepieces.fizzle.prefix

### SOLICITORS

Ms Helen Steele,  
Williamson and Henry,  
Kircudbright

### LOCAL AUTHORITY

Dumfries and Galloway Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

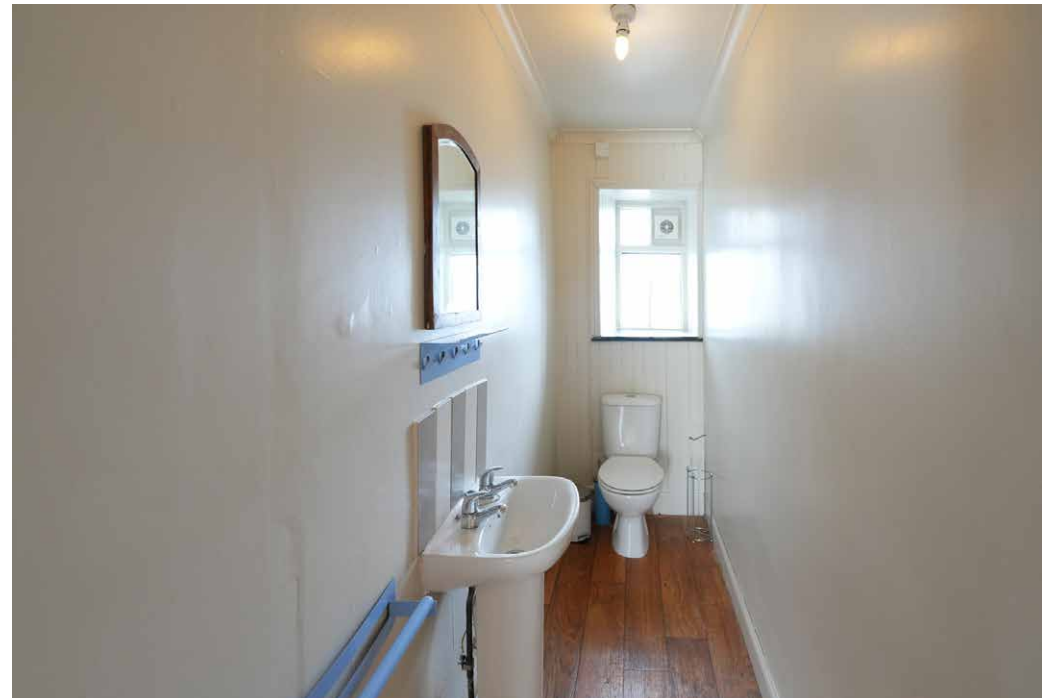
Failure to provide required identification may result in an offer not being considered.

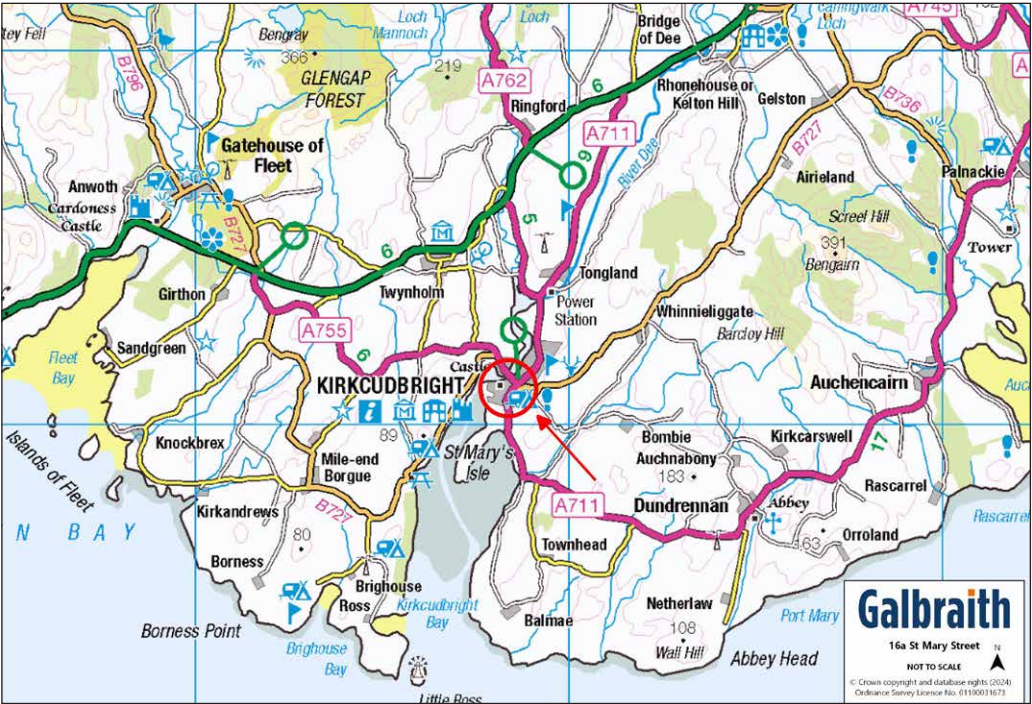
### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

### IMPORTANT NOTES

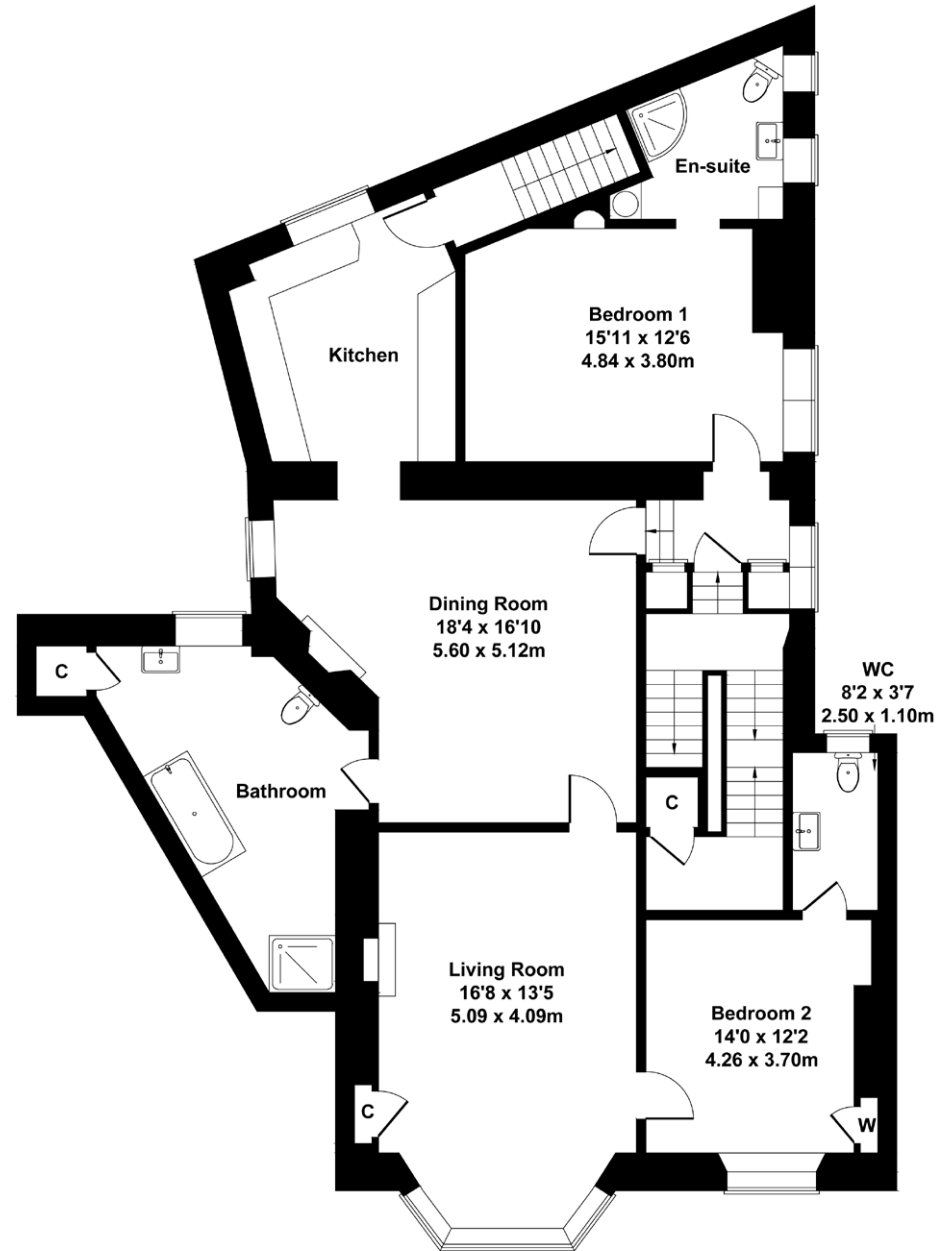
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024





# 16a St Mary Street

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



## FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



**Galbraith**