



13 ST. MARY STREET
KIRKCUDBRIGHT

Galbraith



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Grand granite townhouse, sensitively restored by architects for modern living, in the heart of Scotland's popular Artists' Town Kirkcudbright.

Castle Douglas 9.5 miles ■ Dumfries 27 miles ■ Carlisle 61 miles

Offers Over £545,000

- 4 reception rooms, 7 bedrooms
- Large light filled rooms with historic features and mod cons
- Garden, woodland and harbour views from each floor of the property
- Top floor has its own independent central heating, kitchen, bathroom
- Large South facing garden
- Large dry basement
- All the towns amenities on the doorstep in a coastal setting
- 3 doors away from The Kirkcudbright Galleries
- Spectacular scenery and beaches within 10 minutes drive
- Good amenities and schools. Safe, quiet. friendly proactive community

Galbraith

Castle Douglas
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SITUATION

The Southwest of Scotland is well known for its mild climate, and abundance of recreational and leisure activities in unspoilt and incredibly varied countryside and beaches.

Kirkcudbright, a historic harbour town on Scotland's Solway Coast, boasts a rich history dating back to the 7th century and its fishing harbour is still a healthily active one. A colony of artists settled in Kirkcudbright from the 1850 who were particularly drawn to its beautiful coastal light, landscapes local architecture and harbour, gaining the title of Scotland's Artists' Town which is still representative today. Kirkcudbright has a 18 hole golf course. Kirkcudbright is renowned for its proactive community, with a busy schedule of popular festivities, events and entertainment through the year.

Peaceful river, bay and woodland walks can be made from the properties doorstep. The property is also in the very heart of the town. Within 5-10 minutes walk of the property, you can reach almost all of the amenities on offer; from a popular marina, tennis courts, gym, bowling green, supermarket, independently run shops, cafes, delicatessen, art galleries, wine bar, pubs, and restaurants.

A huge variety of spectacular sandy or rocky beaches are just 10-20 mins drive away. In addition to sailing on the Solway, there are water sports at Loch Ken, hillwalking and a nationally renowned network of mountain biking routes. The Galloway Forest represents the areas lack of light pollution and extraordinary night skies and has been recognised as Britains first Dark Sky Park.

The nearby market town of Castle Douglas has a range of shop and services and is known as Scotland's Food Town. In the other direction is Wigtown, Scotland's Book Town. The regional capital of Dumfries 27 miles away has an even broader range of shops, retail outlets and services.

Communications to the area are very good - Glasgow and Edinburgh (each with airports) are almost equidistant approx 2 -2.5 hours drive. There are railway stations at Dumfries and Lockerbie which have very good connections up and down the UK - and London is as little as just over 4 hours away.

DESCRIPTION

Once a Merchants house, the property has real stature occupying a prominent position, in the heart of Kirkcudbright since the 1860's with views to the harbour, Barhill Wood to the rear and, to the front the Soaperie Gardens. After the last six decades of serving the town as a solicitor's office, an architect and a curator have rightfully returned 13 St Mary Street to its original townhouse splendour.

The sympathetically renovated 3 storey townhouse, is now a stunning home with a contemporary feel, ideal for more modern family living. The historic features of the properties have all been preserved, which include; grand high ceilings, feature fireplaces and ornate cornicing. The large sash and case windows flood the house with light throughout the day, from the south from above the woodlands in the morning across the garden, the town in the afternoon, till the sun sets at the harbour.



The space over three floors is totally flexible, allowing for a multitude of configurations of layouts and individual room use to suit the specific needs each homeowner. 13 St Mary Street has functioned as a family home, a gallery and events space, and currently as a holiday home.

The top floor, made up of 5 rooms, with views of the harbour through the tops of the trees, has a kitchen / utility and bathroom and independent heating system.

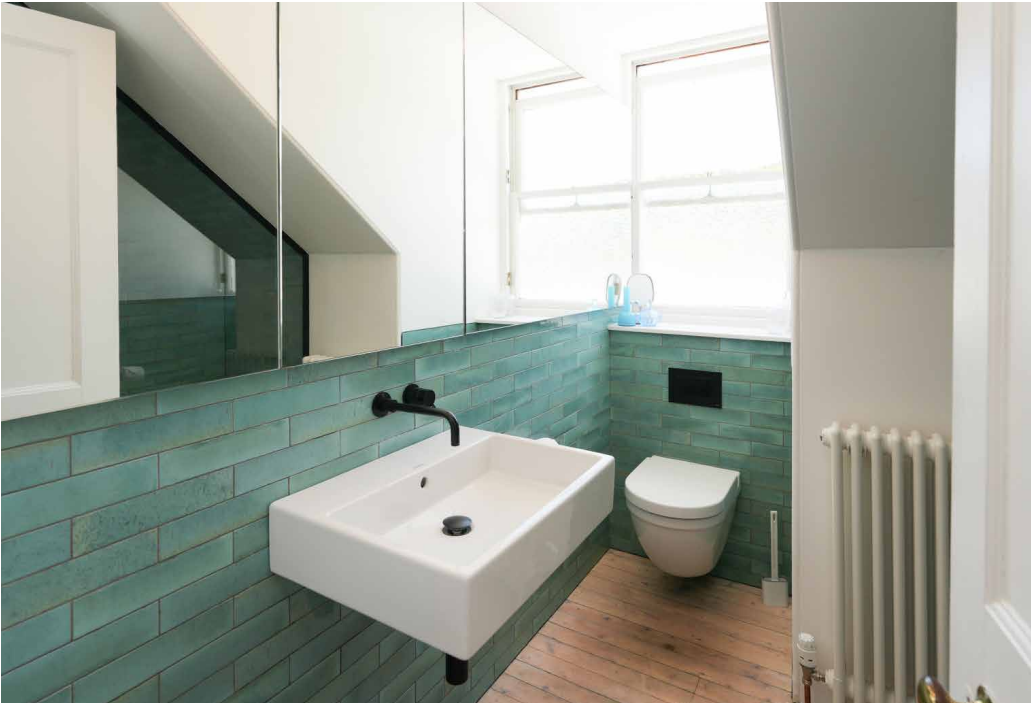
The first floor is presented as 3 bedrooms, one with large contemporary ensuite/shower room, a family bathroom, and a study overlooking the Soaperie Gardens and through to the harbour.

The ground floor, in the form of four generous reception spaces, currently provides the primary living space. The sitting room opens to the kitchen space, bespoke island and fitted kitchen units complement the space perfectly, with integrated induction hob and downdraft extractor together with an integrated fridge freezer, electric oven and black sink with mixer tap.

From the kitchen, the connecting garden room leads directly to the large south facing garden. There is a well used decked seating and dining area, as the garden is a sun-trap throughout the day

The garden connects to Mews Lane at the back of the house with bin/bike store and space for parking.





ACCOMMODATION

Ground Floor:
Entrance Vestibule. Staircase Hallway. Sitting Room. Lounge. Dining Room. Kitchen. Garden Room.

Half Landing:
Utility Room or bedroom.

First Floor:
Three Double Bedrooms. Family Bathroom. Laundry Room. Bedroom with En Suite.

Second Floor:
Three Bedrooms. Kitchen. Shower Room.

Basement:
Accessed down from the staircase hallway. Basement area is split into four defined areas. Access to the front leads directly to St Mary Street. Housing two new boilers, servicing the whole of the property. (Height 1.80m.)

GARDEN

The fully enclosed south facing garden to the rear, can be accessed directly from the garden room or from the dining room. A raised decking area offers a delightful area to relax and socialise with family and friends, with views in the distance over to Barhill Woods. Principally laid to lawn with pathways and flower beds adding interest and colour. An access area to the rear provides access to Mews Lane behind and storage space for bins.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas Central Heating	TBC	D	FTTP	Yes

FLOOD RISK

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

POST CODE

DG6 4AD

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
mammals.polite.motive

LOCAL AUTHORITY

Dumfries & Galloway

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

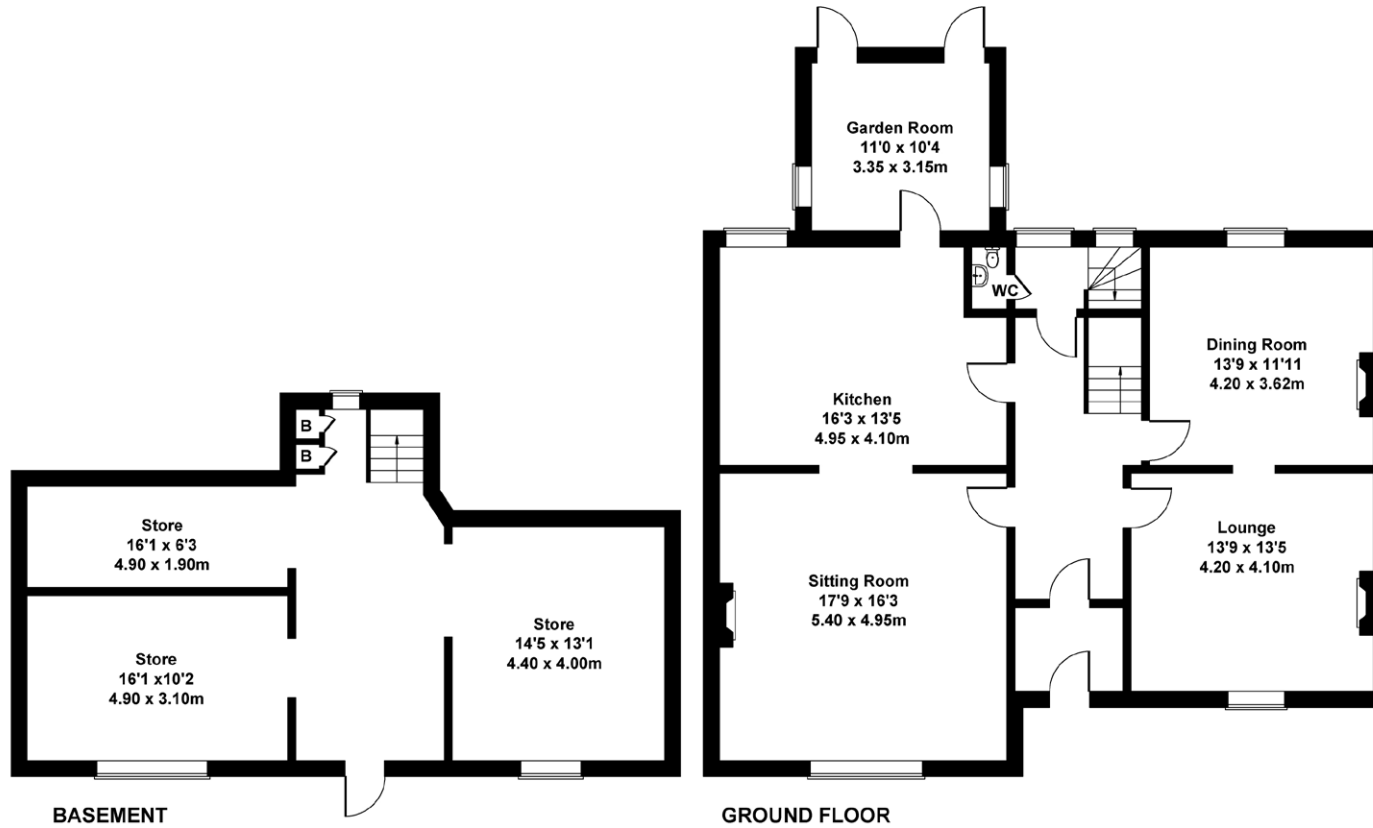
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

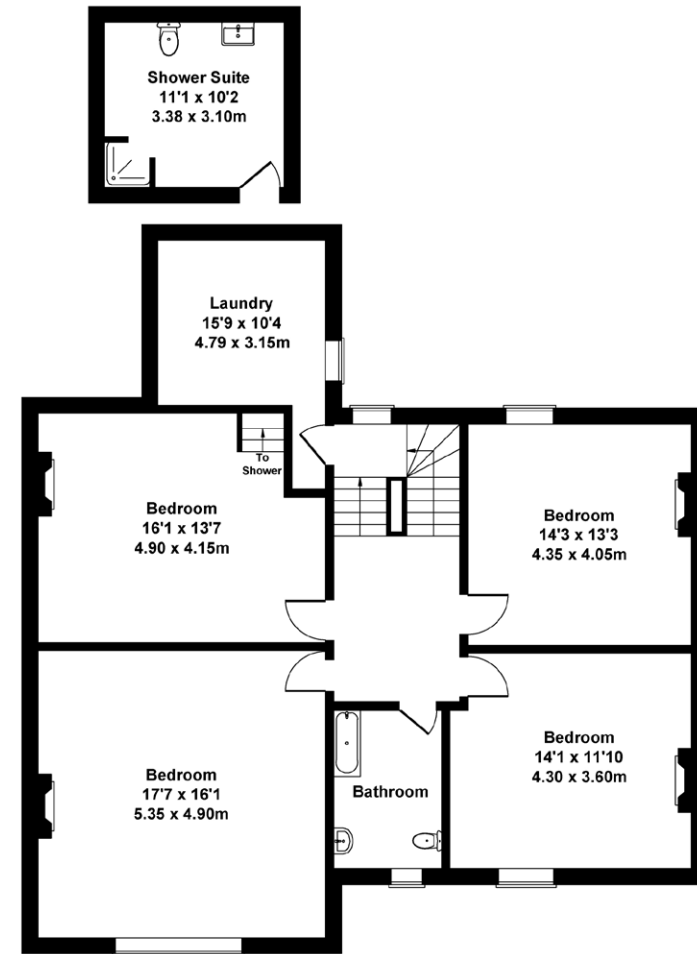
IMPORTANT NOTES

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 June 2025.

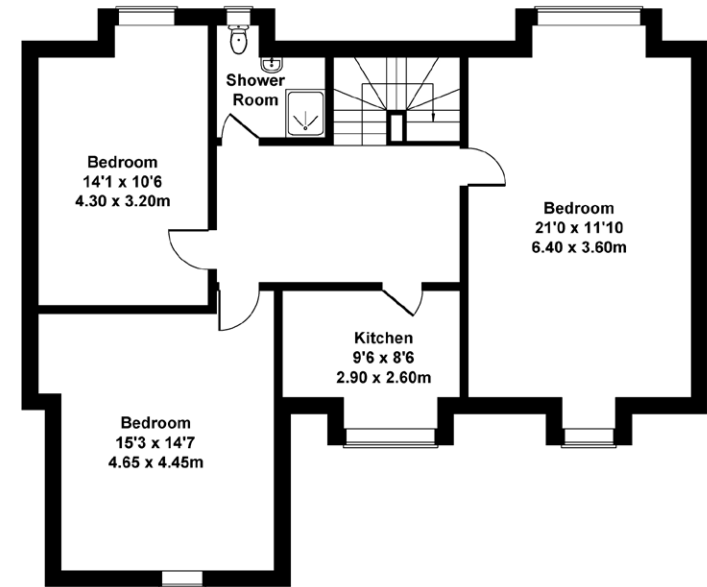
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Approximate Gross Internal Area
4413 sq ft - 410 sq m

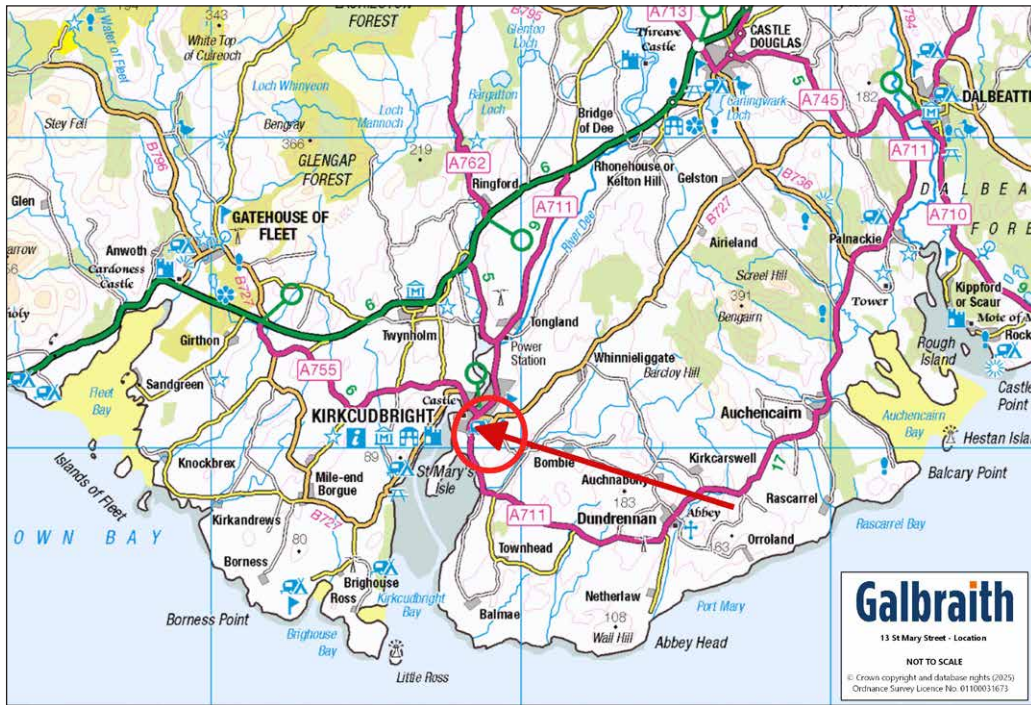
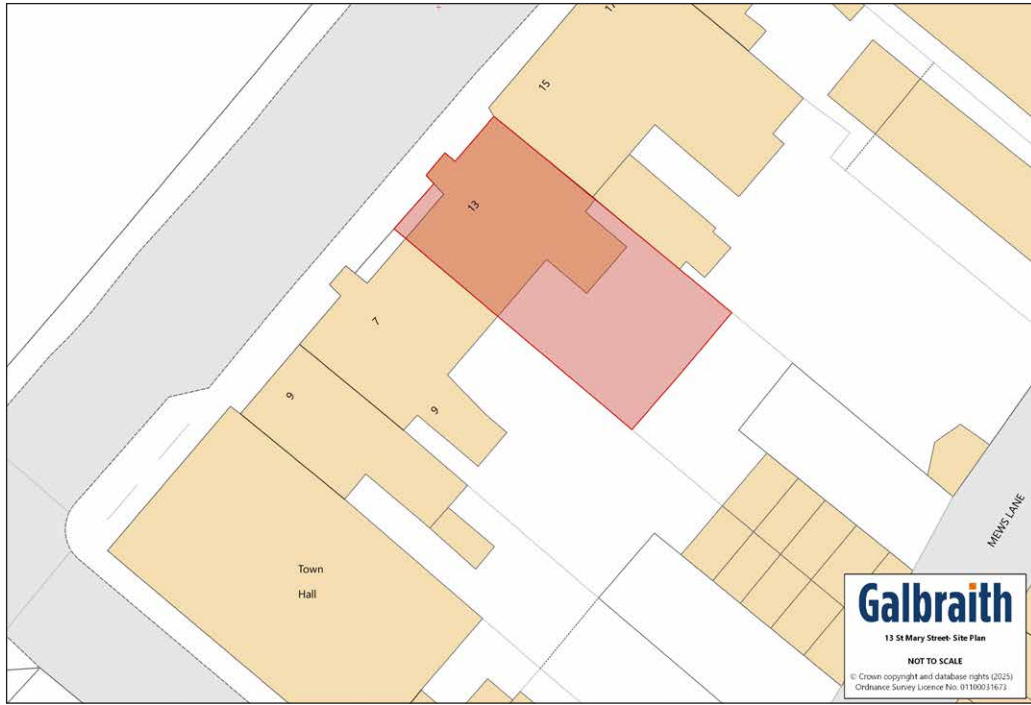




FIRST FLOOR



SECOND FLOOR







Galbraith