



Cavers & Co.

Solicitors & Estate Agents

Tel: 01557 331217 www.caversandco.com

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

Offers Over £210,000



Skye House is a Grade B listed two bedroom house located down the beautiful cobbled Palmers Close which runs off the High Street. Benefiting from a peaceful setting but at the same time in a central location for all the amenities of the harbour town of Kirkcudbright. In need of some modernisation Skye House is set over four floors and offers comfortable living space. The property also benefits from a garage with light and power.

- Living Room
- Kitchen
- Two double bedrooms (one with en-suite WC)
- Bathroom
- Basement rooms provide extra living space
- Garage
- EPC Rating - D

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:

Vestibule

UPVC external door leads into Vestibule; door through to Hallway.

Hallway

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

Basement

Under stair cupboard; ceiling light.

Utility Room

3.86m x 2.66m (12'7 x 8'7)

Cupboard storage; sink with hot and cold taps; plumbed for washing machine; window to front; radiator; ceiling light.

Sitting Room

4.32m x 3.11m (14'2 x 10'2)

Open fire set in brick hearth; shelved alcove; window to rear; radiator; ceiling light.

Cupboard

2.92m x 0.95m (9'6 x 3'1)

Shelving; ceiling light.

First Floor

Living Room

3.96m x 4.22m (13'0 x 13'8)

Large room with windows to front; gas fire set in stone surround; two alcoves with storage below; hardwood flooring; ceiling light.

Kitchen

3.89m x 3.25m (12'8 x 10'7)

Excellent range of wall and floor units with complementing work surface; sink and drainer with mixer top; space for electric cooker with overhead extractor; space for refrigerator; window to rear; radiator; ceiling light.

Second Floor

Bedroom 1

4.18m x 4.92m (13'7 x 16'1)

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

Bathroom

3.72m x 3.87m (12'2 x 12'7)

Comprising WC, wash hand basin and bath with overhead electric shower; vanity unit with wall mounted mirror; window to rear; radiator; ceiling light. Large walk-in shelved airing cupboard with drying pulley.

Third Floor

Eaves storage access doors; Velux window; ceiling light.

Bedroom 2

4.41m x 4.87m (14'5 x 15'10)

Double bedroom with dormer window to front; part coombed ceiling; wash hand basin set in vanity unit with wall mounted mirrors; built-in storage cupboards; ceiling light.

WC

2.83m x 1.90m (9'3 x 6'2)

Coombed ceiling; storage space; ceiling light.

Garage

Single garage with electric up and over door.

Services: Mains electricity, gas, water and drainage.

Postcode: DG6 4JQ

Council Tax Band: D

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Available at www.onesurvey.org

*More photos available online.

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.





