



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

**Dumfries**

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26 Bridge Street,  
Kirkcudbright,  
Dumfries And Galloway.  
DG6 4DW

£750 Monthly \*



- Central location
- End of terrace
- Gas central Heating
- Three double bedrooms
- Harbour views
- Unfurnished

**Ref: PRA10452**

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



## General Description

New to the market we welcome this centrally located three bedroom end of terrace property in the Artist Town of Kirkcudbright with picturesque views over the harbour. The property is tastefully decorated and benefits from; a ground floor bedroom, kitchen, spacious family living room, wet room, bathroom and two double bedrooms as well as a paved courtyard area to the rear.

The property is available for rent from October. Pets considered at landlords discretion.

Photos from 2022

EPC: C, LARN: 1812035 Landlord reg: 21397/230/06150

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## Accommodation

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### Ground Floor bedroom (12' 8" x 8' 5") or (3.85m x 2.57m)

Spacious bedroom with built in storage. Tastefully decorated with fitted carpets and a window to the front allow for natural light.

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### Kitchen (12' 4" x 7' 4") or (3.75m x 2.23m)

Long kitchen with views over the river and a good range of fitted base and wall units. Washing machine included as part of let, fitted Belling electric cooker and ceramic hob also included.

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### Living Room (18' 8" x 10' 10") or (5.69m x 3.31m)

Spacious family living room with 3 large windows allowing for ample natural light to fill the room. Tiled hearth and brick surround with wooden mantel and raised wooden area for TV and accompanying equipment.

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### Wet Room (7' 1" x 4' 1") or (2.16m x 1.25m)

Spacious wet room with tiled flooring and fully tiled walls. Benefits from wall cupboard with shelving and 2 air vents

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### Bathroom (9' 8" x 4' 1") or (2.95m x 1.24m)

Long bathroom with Mira Excel shower over bath, WC and wash hand basin. Bathroom is part tiled with fitted wall cupboard and mirror



### Bedroom 1 (12' 8" x 10' 11") or (3.85m x 3.34m)

Larger of the two upstairs double bedrooms, tastefully decorated and benefiting from a large built in cupboard



### Bedroom 2 (10' 11" x 10' 7") or (3.33m x 3.23m)

Double bedroom tastefully decorating with 2 built in cupboards; one with slatted shelving. Window overlooking the front of the property boasting picturesque views of the marina and beyond.



### Rear Garden

Paved courtyard area to rear, with flower bed area and gate to car park.

## Application

All interested parties must complete an application form before a viewing can be carried out at the property. Please contact our office for an application form. Prospective tenants will be required to complete a tenancy reference form should they remain interested in the property after viewing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

## Council Tax

Band C



## Directions

From our Dumfries office; Head south-west on Buccleuch St/A780 towards Charlotte St, Continue to follow A780, Slight right onto Castle Douglas Rd/A780, Continue to follow A780, At the roundabout, take the 1st exit onto A75, At the roundabout, take the 3rd exit and stay on A75, At the roundabout, take the 2nd exit and stay on A75, At Allanton Roundabout, take the 2nd exit and stay on A75, At the roundabout, take the 2nd exit and stay on A75, Turn left onto A711, Turn left onto Tongland Bridge/A711, Continue to follow A711, Turn right onto Bridge St/A755, Destination will be on the right.

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*