



# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

35 Buccleuch Street, DG1 2AB

E: [dfs@gmthomson.co.uk](mailto:dfs@gmthomson.co.uk)

T: 01387 731 931

F: 01387 257 266

St.  
Mary Street,  
Kirkcudbright,  
Dumfries And Galloway.  
DG6 4DU

£550 Monthly \*



- Maisonette flat
- Town centre location
- Furnished
- Beautiful views
- Medium term let

Ref: PRA10666

## Viewing Instructions: Strictly By Appointment Only

### General Description

We are pleased to bring to the market this two bedroom maisonette flat in the centre of Kirkcudbright. The property features a bright living room with dining area, two double bedrooms and a dual aspect attic lounge with views over the town and surrounding hills. The compact kitchen situated off the living room has good storage space in wall and base units and features a serving area onto the living room. Pets are not permitted at this property. EPC pending, Landlord registration: 42639/170/04311 LARN: 1812035

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### Accommodation

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#### Living Room with Dining Area

L-shaped living and dining area, with kitchen partially separated off. A bright room, overlooking the main street through Kirkcudbright.

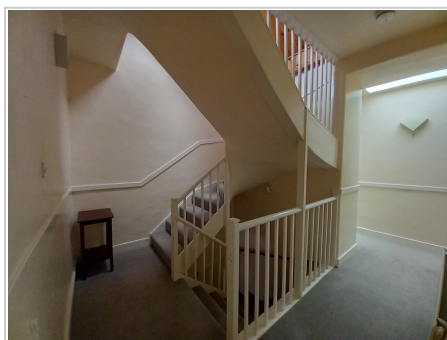
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#### Kitchen

A compact kitchen with ample storage in wall and base units and serving area.

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#### Stairs

A beautiful stairway leading from the front door, through the first floor and up to the attic level.

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#### Bathroom

Bathroom with 3 piece suite and over bath shower.

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## Bedroom 1

A large double bedroom with ample storage

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## Bedroom 2

A second bright double room with storage

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## Lounge

A dual aspect lounge in the attic floor, with feature fireplace, bay window seating and glazed doors onto a roof terrace.

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## View

The view from the roof terrace reaches over the rear of the town onto the hills beyond.

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## Services

Mains electricity, mains water, mains drainage, mains gas

## Council Tax

Band Not Specified

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## Directions

Take the A75 from Dumfries towards Castle Douglas and Kirkcudbright, turn off on to the A711 towards Kirkcudbright. Take this road through the centre of the town and the property is on the left hand side above the butchers.

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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.*