



FOR SALE
No1 Bridge Street,
Kirkcudbright, DG6 4DW

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

No1 Bridge Street, Kirkcudbright DG6 4DW

A unique opportunity to acquire a four-bedroom house in the popular town of Kirkcudbright.

- Popular town location
- Good Transport links
- Wide range of local amenities

Kirkcudbright is a harbour town located in Dumfries and Galloway.

The town is situated approximately 24 miles Southwest of Dumfries and is known for its architecture, art, and scenic surroundings. The town benefits from a range of local amenities such as local, independent shops, a post office and several primary schools and secondary schools.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

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Web: www.drrural.co.uk

Situation

Kirkcudbright is located in Dumfries and Galloway. Set along the River Dee, just a few miles from the Solway Firth, it is surrounded by countryside and scenic coastline. Nearby towns include Castle Douglas, approx. 10 miles north, and Dumfries, approx. 25 miles to the northeast. Glasgow lies approx. 95 miles to the north, while Carlisle is approximately 55 miles to the east. Although Kirkcudbright is in a rural setting, it remains well-connected by road, with the A75 providing convenient access to larger towns and cities.

Access

The property can be accessed directly via Old Gas Lane

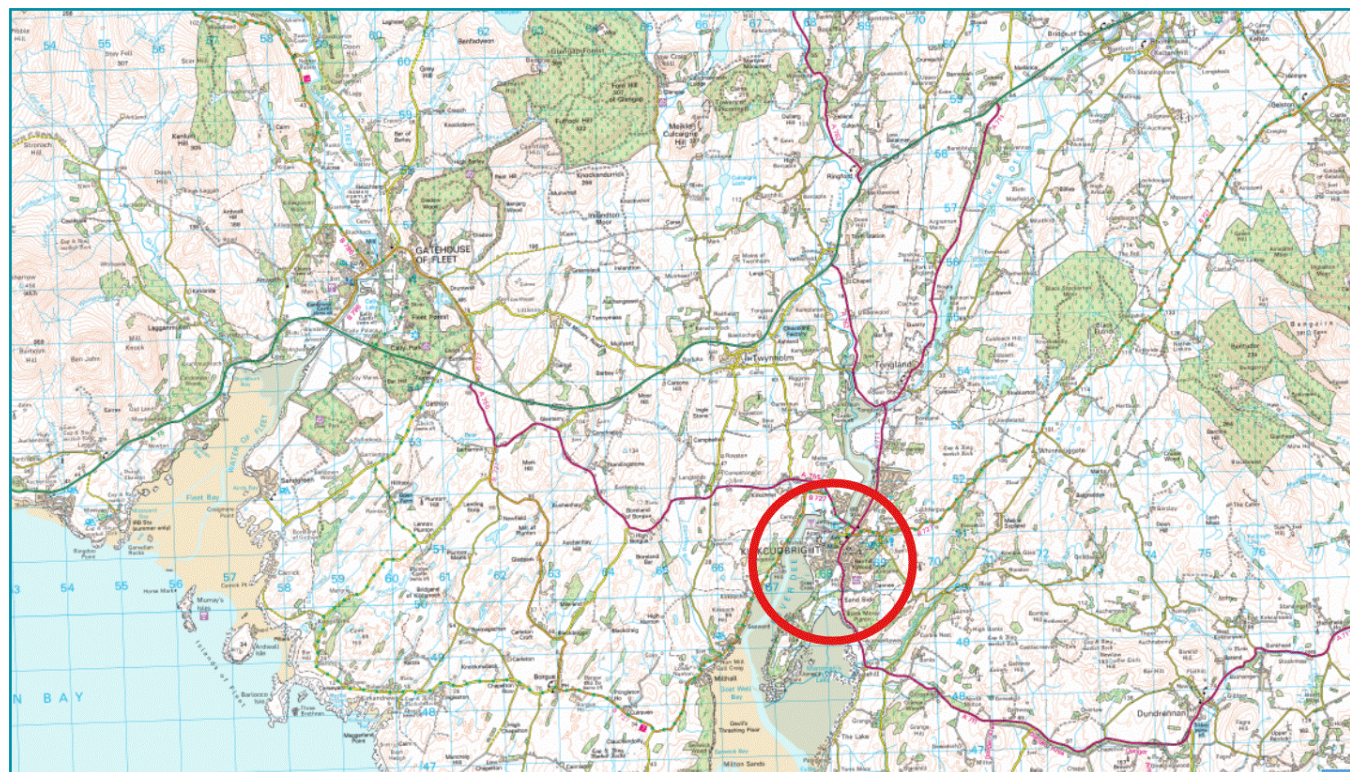
The What3words code for the property is: ///branching.sailor. communal

Directions

From the centre of Dumfries, head southwest on A75. Continue on the A75 for approximately 25.5 miles (40.8 km). then turn left onto A711 for Kirkcudbright and travel for about 2 miles (3.2 km). Turn right onto Bridge Street. Number 1 Bridge Street is on the left.

Description

Number One Bridge Street is an end of terrace, 4-bedroom house located on the end of the Old Gas Lane. The current owners have recently invested in a new kitchen and flooring and redecoration in recent years.



The accommodation Consists of -

Ground Floor

Entrance/hallway

The hallway provides access to the stairs and other ground floor rooms.

Living Room

A well sized living room with a fireplace and window looking onto the garden.

Lounge/dining room

Another well sized room that could be utilised as a lounge space or dining room, with a window looking onto the street.

Kitchen

The kitchen comprises a range of kitchen units, kitchen sink and oven.

Bathroom 1

Bathroom with W/C, wash basin and shower.

Garden

The property benefits from a walled garden space that could provide off street parking for 2 cars.

First Floor

Bedroom 1

Well sized double bedroom with fireplace.

Bedroom 2

Well sized double bedroom with fireplace.

Bathroom 2

Bathroom with W/C wash basin and shower.

Second Floor

Bedroom 3

Well sized double bedroom

Bedroom 4

Well sized double bedroom

Storage Cupboard

Planning

The full planning history summary with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

It may be that other uses for the site could be looked into- prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions

Services

The Property benefits from mains water and gas. Please note that we have not been able to test any services or make any judgement on their current condition. Prospective purchasers should make their own enquiries.

Local Authority

Dumfries & Galloway Council Headquarters
109-115 English St,
Dumfries
DG1 2DD

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

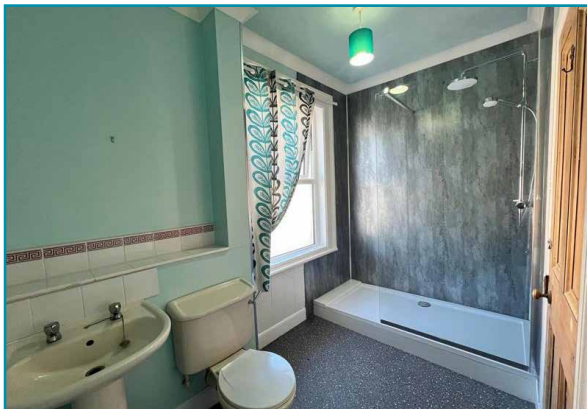
Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

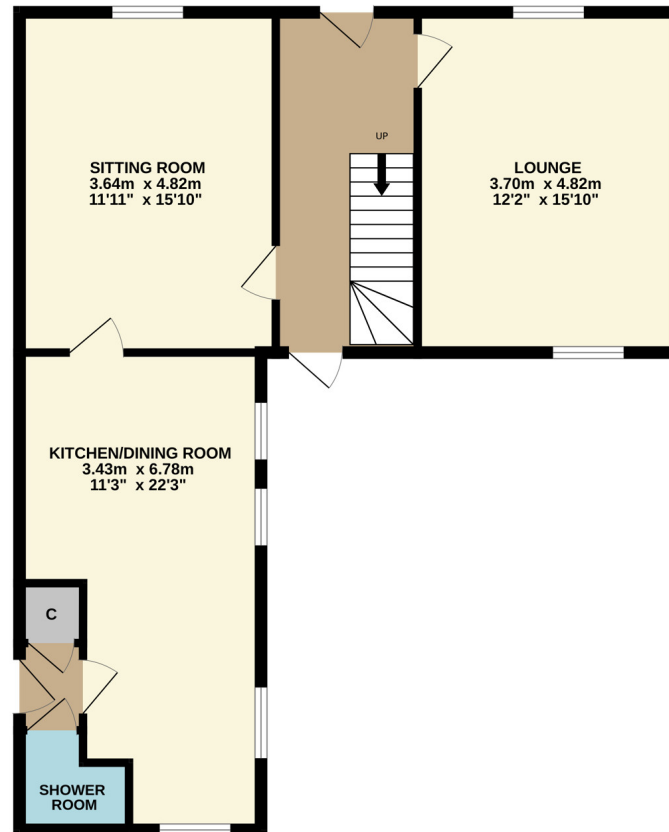
Date of Entry

By mutual agreement.

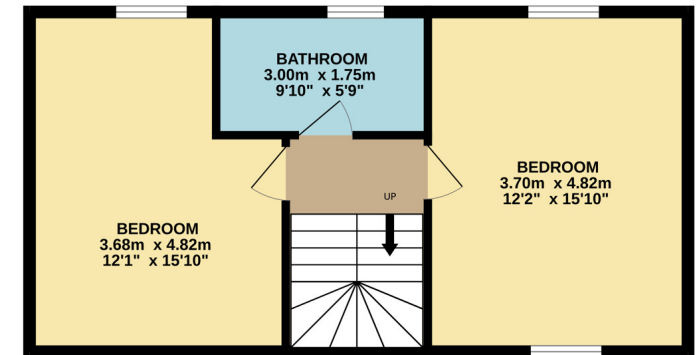




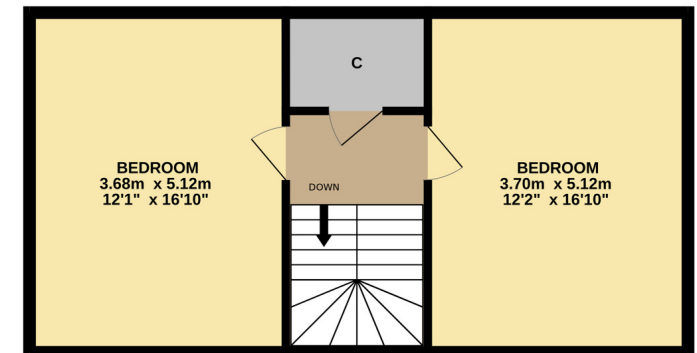
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.



5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken - April 2025
Particulars prepared – May 2025

