

Galbraith

6 RUTHERFURD CLOSE
KIRKCUDBRIGHT



6 RUTHERFURD CLOSE, KIRKCUDBRIGHT

A spacious two storey residence with extensive basement in a quiet cul-de-sac.

Castle Douglas 9 miles ■ Dumfries 27 miles ■ Edinburgh 105 miles

Offers Over £345,000

- 3 reception rooms. 4 bedrooms
- Large multi-space basement with interior and exterior access
- Garage with access to basement
- Mature garden with swimming pool (currently disused)
- Parking for two cars in addition to garage space

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com

 OnTheMarket



Bedroom



SITUATION

Rutherford Close is a quiet cul-de-sac at the top of a popular residential development in Kirkcudbright. Kirkcudbright is famous as Scotland's Artists' Town and its well-known connections to The Glasgow Boys. The town provides a range of services including two small supermarkets and individual specialist shops, 3 churches, museum, library, doctor's surgery, optician, two veterinary practices, swimming pool, tennis court, bowling green, as well as a primary and secondary schools. The nearby market town of Castle Douglas also has a good range of shops and other services, and is designated Dumfries and Galloway's 'Food Town'. The regional capital of Dumfries offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with railway stations in both Dumfries and Lockerbie. The M74 motorway is accessible at Moffat and Lockerbie, allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 58 miles drive to the north. Both Glasgow and Edinburgh with their international airports are around two hours' drive. Regular ferry services to Northern Ireland operate with Stena Link and P & O from Cairnryan around 51 miles to the west, close to Stranraer.

DESCRIPTION

6 Rutherford Close is a delightful one and a half storey home with an additional basement. Three generous reception rooms and four bedrooms are spread over the ground and first floors with a stunning living room upstairs having a Dowling Stove and patio doors leading to a balcony. Downstairs the sitting room has patio doors leading to a terrace beneath the balcony. A double-doored dining room sits next to the well-appointed kitchen. The dining room could also make a good sized study/office for home working. The master bedroom with en suite shower room and the second bedroom are on the ground floor, with two further bedrooms and bathroom with striking double bath on the first floor*.

*NB. The bathroom is in need of upgrading and the shower is not draining.

The basement is accessed internally via stairs leading down from the hallway. 6 separate spaces are found here with one plumbed as a laundry room, one used as a workshop and one with gym matting. The possibilities are endless with this basement and it provides a huge amount of storage, allowing the house itself to be uncluttered. There is access to the garage via a second set of stairs leading up from a lockable door. It is rare to find such an impressive basement in a house of this era, so this is a chance for a buyer to obtain a house with real 'hidden depths'.

Bedroom



ACCOMMODATION

Basement: Hallway. 6 defined spaces. Access to both the ground floor and the garage.

First Floor: Entrance vestibule. Hallway. Kitchen. Dining Room. Sitting Room. Master Bedroom with En Suite Shower Room. Cloakroom WC. Bedroom 2.

Second Floor: Living Room. Bathroom. Bedroom 3. Bedroom 4

GARDEN

The garden surrounds the house and is to grass with mature trees to the front, with the tarmac parking area in front of the garage. Paths lead around the house. To the rear is a paved terraced with herbaceous border behind. To one side is a raised terrace which contains the swimming pool. The swimming pool requires a complete overhaul to become useable again. Timber steps lead up to the first floor balcony. Behind the pool area the garden rises steeply to a banked area currently home to timber sheds, with a further triangular area behind, which has potential for the creation of borders.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas CH	Band G	D63	Yes (FTTP)	Yes

FLOOD RISK

There is no specific risk to the property.

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

DIRECTIONS

From the A75 trunk road, take either the A711 or the A762 signed Kirkcudbright. Cross over Tongland Bridge and continue to follow the A711 into the outskirts of the town. Turn left into Boreland Road, and follow this uphill until the right hand turn into Brown Road. Turning into Brown Road, then take the left hand turn into Rutherford Close. Number 6 is at the top on the righthand side.



Bedroom



POST CODE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: suitcase.submitted.detection

SOLICITORS

Gillespie Gifford & Brown
133 King Street
Castle Douglas
DG7 1NA

LOCAL AUTHORITY

Dumfries and Galloway Council

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

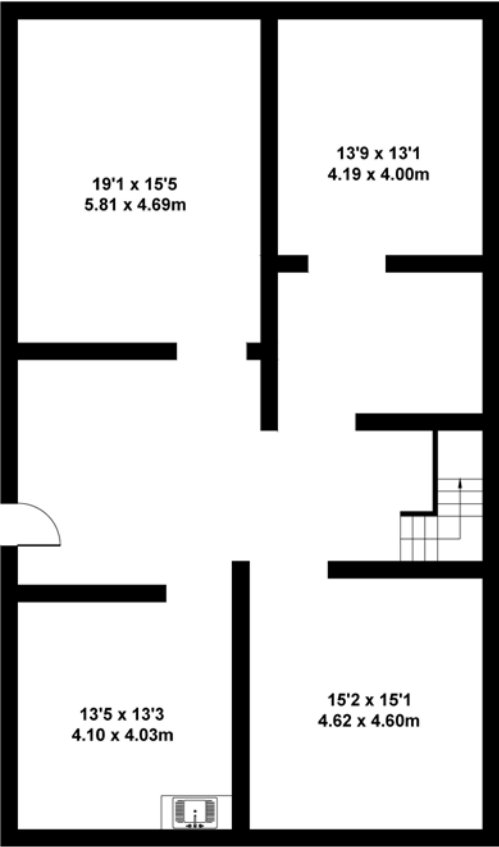
Failure to provide required identification may result in an offer not being considered.

Bedroom



6 Rutherford Close, Kirkcudbright DG6 4HW

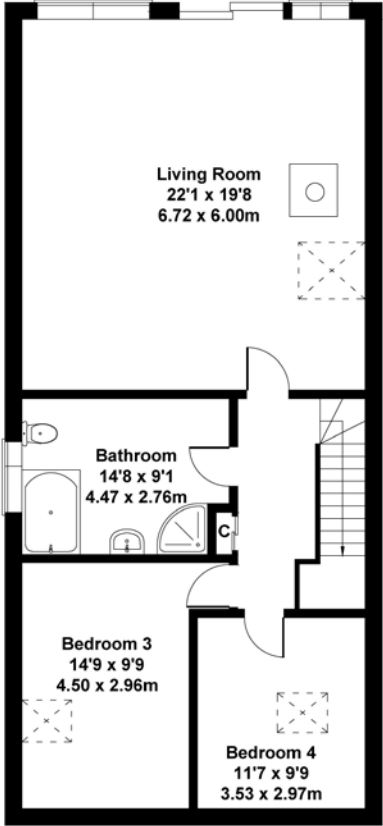
Approximate Gross Internal Area
3757 sq ft - 349 sq m



BASEMENT



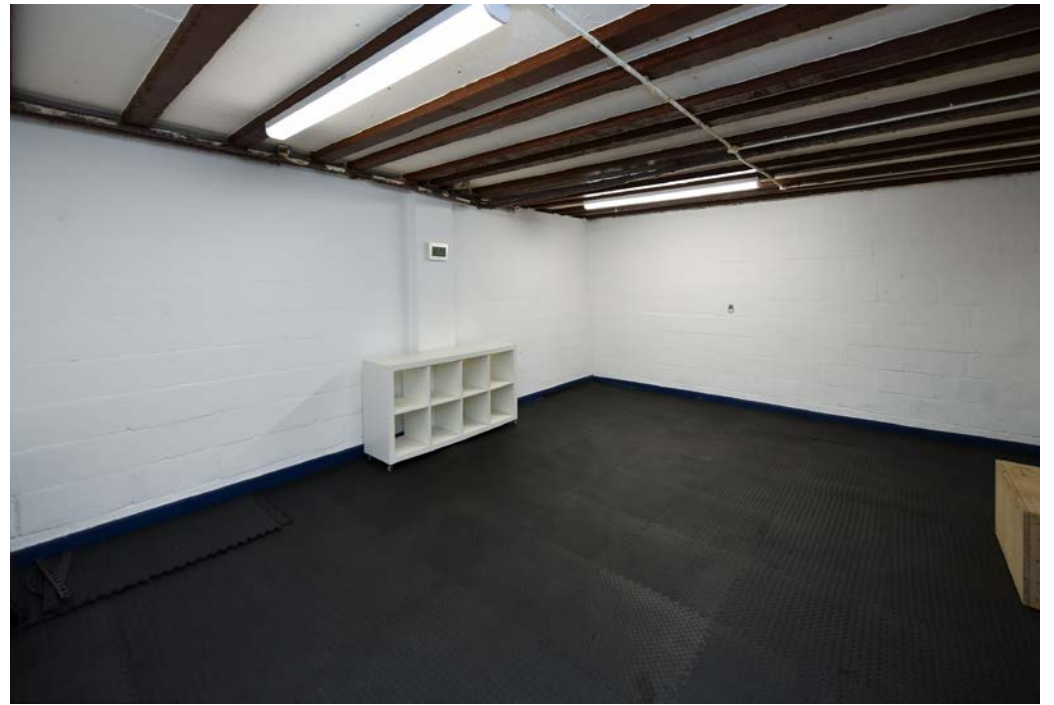
GROUND FLOOR

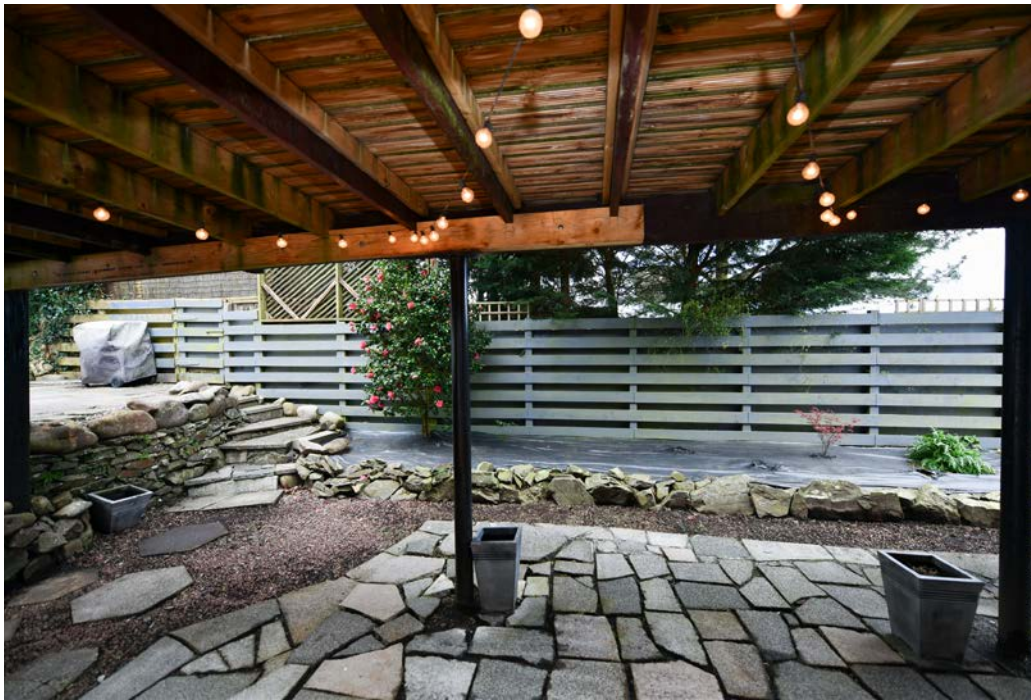


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

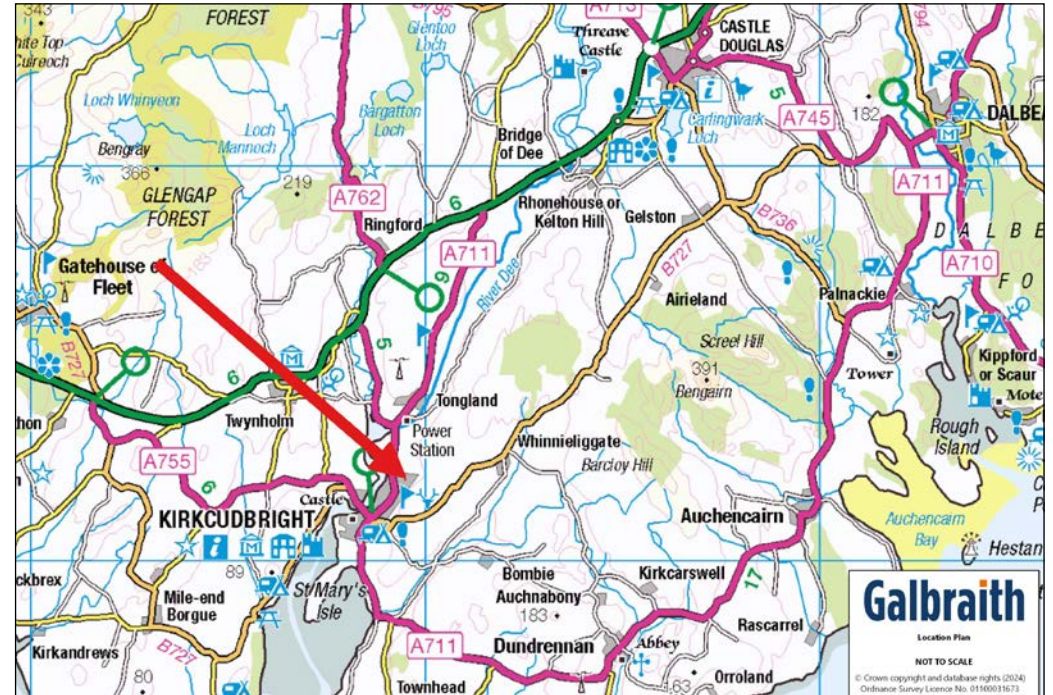
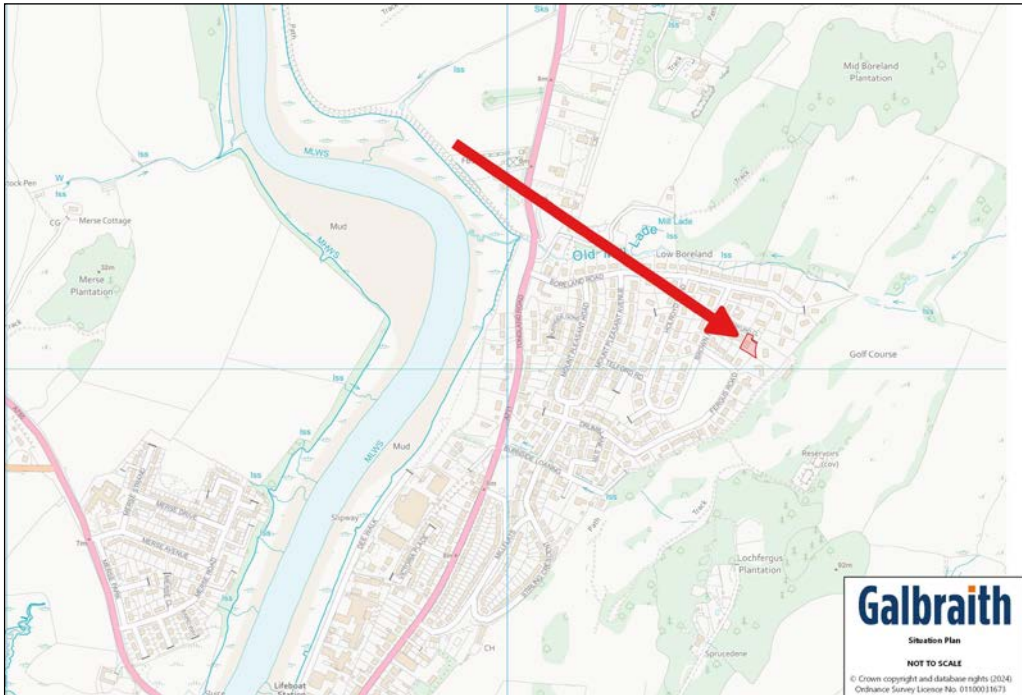
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





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 April 2024.





Galbraith



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