



**The Old Lifeboat House, St. Cuthbert's Road,  
Kirkcudbright, DG6 4DA**

# The Old Lifeboat House, St. Cuthbert's Road, Kirkcudbright, DG6 4DA

Offers over £570,000

“Beautifully converted and extended,  
unique family home, located in the heart of  
Kirkcudbright adjacent to the Hope Dunbar  
Park and Barhill Woods”

## Ground Floor

- + Entrance Vestibule
- + Hallway
- + Open-plan Lounge/Dining/Kitchen
- + Utility Room
- + WC
- + Sun Lounge
- + Guest Bedroom 3
- + Wet Room

## First Floor

- + Master Bedroom with 2 Dressing Rooms/Shower Room
- + Double Bedroom 2
- + “Jack and Jill” Bathroom
- + Mezzanine Room

## Outside

- + Garden
- + Carport
- + Garden Store
- + Workshop

EPC Rating B

Council Tax Band F



## LOCATION

The property enjoys a sheltered, sunny position, surrounded by mature banking, adjacent to the Hope Dunbar Park and Barhill Woods, with a pleasant outlook, generous parking and easy access to the town centre. Kirkcudbright is an attractive harbour town in picturesque Galloway, situated on the banks of the River Dee, offering a blend of artistic heritage, medieval history and scenic coast. It enjoys a wide variety of shops, pubs, hotels, restaurants, cafes and numerous galleries. Local facilities include a primary and secondary school, bowling green, golf course, tennis courts, swimming pool, marina and other recreational pursuits.

## DESCRIPTION

The Old Lifeboat House was designed in 2009, built around the first Kirkcudbright Lifeboat Station dating from 1862. The original stone structure has been retained and extended with modern features to form a high quality individual home, set in its own ground, in the heart of Kirkcudbright.

This beautifully presented property provides spacious, light-filled, flexible accommodation arranged over two floors and features oak wood finishes throughout, stone tiled flooring and downlights. It has double glazing, gas under floor heating on the ground floor (radiators on the first floor) and solar panels.

The ground floor accommodations comprises an entrance vestibule with walk-in cloaks cupboard opening in to an inviting hall with walk-in larder, utility room and WC. An impressive open-plan lounge/dining/kitchen with mezzanine balcony is ideal for family living and an attractive sun lounge with original exposed stone wall and open staircase leads to the upper floor. A guest bedroom and adjoining wet room complete the ground floor. The first floor provides a spacious master bedroom with dressing room and en-suite shower room, a second dressing room with "Jack and Jill" bathroom adjoining a third double bedroom. A stand-out feature is the mezzanine room which provides direct access to a small roadside terrace and south-facing balcony with attractive open views to the Park. The property is approached by a gated tarmac driveway/parking area which leads to an attractive balcony-covered front entrance and carport.

This is a wonderful opportunity to acquire a beautifully presented, unique family home.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule

A covered front entrance with outside light leads to a wooden external front door featuring round stained glass boat insert; window to roadside; walk-in cloaks cupboard with coat hooks, shelving and light; access hatch to roof space; tiled flooring; oak wood finishes; downlight; central heating thermostat; oak inner door to hall with stained glass deco panels and side glass panel.

#### Hallway

Large walk-in shelved pantry with full height cabinet, tiled flooring and light; fitted shoe bench with coat hooks, wall mirror and light; solid oak engineered wood flooring and wood finishes; central heating thermostat; downlights; smoke detector; oak doors to the utility room and WC, glass doors to the lounge/dining/kitchen and sun lounge, solid oak external door with glass feature insert to rear area with access to workshop and boiler room.

#### Open Plan Lounge/Dining/Kitchen

Impressive open-plan living space with vaulted ceiling; windows on three sides; attractive stone tiled flooring throughout; oak wood finishes.

#### Lounge

Light filled room with windows to the front, side and rear (5 of which are privacy windows); recessed wall-mounted electric fire; wall lights and downlights; television aerial connections; coving; telephone point; access hatch with fitted Ramsay ladder to loft which has a porthole window and electric light.

#### Dining

Beautiful vaulted ceiling with exposed original ceiling beams; two windows to the rear; wall lights; smoke detector; central heating thermostat; solid oak external side door featuring round stained glass boat insert opening onto covered paved area to front parking area.

#### Kitchen

Window to rear; attractive well-appointed bespoke fitted wall and floor cabinets which include a central island unit with black granite work surface and power point, dresser unit with leaded glass fronted cabinets, large Belfast porcelain sink unit and a complementing solid natural wood worktop; 6 ring gas fired Rangemaster range cooker with a tiled splash-back and extractor hood above; Blomberg dishwasher; free standing wine cabinet fridge freezer; storage shelves; downlights; heat detector.

### Utility Room

Good sized room with window to the rear; fitted wall and floor units with a stainless steel sink unit and a complementing black stone effect worktop; space and plumbing for washing machine; wooden clothes pulley; fitted shelved storage cupboards also storing the fuse box and the under floor heating manifold; extractor fan; central heating thermostat and central heating control; spotlights; stone tiled flooring.

### WC

Obscure glazed window; white suite of wc and wash-hand basin; extractor fan; oak wood finishes; stone tiled flooring.

### Sun Lounge

Delightful room with French doors opening on to the balcony-covered area at the side entrance; feature stone wall with display alcove; further window to rear; feature solid wood open staircase to the upper floor; wall lights and downlights; central heating thermostat; solid oak wood engineered flooring; door to inner hall.

### Inner Hall

Full height, double, built-in shelved storage cupboard; smoke detector; solid oak wood engineered flooring; doors to guest bedroom and wet room.

### Guest Bedroom

Spacious double bedroom with window to the front; television aerial connection; oak wood finishes; central heating thermostat; fitted carpet.

### Wet Room

Recently completed with part obscure glaze window; wet room vinyl flooring; mains shower; white suite of "Japanese" wc and wash-hand basin; extractor fan; waterproof wall panelling to walls and ceiling; backlit wall mirror; downlights.

### First Floor

#### First Floor Landing

A beautiful open staircase lit by a large south-facing window and feature stone wall continues to the first floor. Solid oak wood flooring; smoke detector; oak door to the master bedroom and glass door the mezzanine room.

#### Master Bedroom

Spacious room with front facing window and views towards the park and across town; feature porthole window; extensive drawer units which are included in the sale; oak wood finishes; wall lights and downlights; television aerial connection; fitted carpet; radiator; doors to the two dressing rooms.



### Dressing Room 1

Velux roof window; fitted wardrobe with storage cupboards and shelving; access hatch to roof space; coat hooks; downlight; oak wood finishes; fitted carpet; radiator; door to shower room.

### Shower Room

Velux roof window; white suite of wc and wash-hand basin; backlit wall mirror; large walk-in shower area with mains shower; waterproof wall panelling to walls; downlights; tiled flooring; electric heated towel rail.

### Dressing Room 2

Velux roof window; three fitted double wardrobes; dressing table unit with drawers under and large fitted wall mirror; downlights; oak wood finishes; fitted carpet; radiator; door to "Jack and Jill" bathroom.

### "Jack and Jill" Bathroom

Velux roof window; white suite of bath with mains shower over, screen and waterproof wall panelled surround, wc, bidet and wash-hand basin with splash-back and back lit wall mirror; oak wood finishes; downlights; tiled flooring; electric heated towel rail; door to third bedroom.

### Bedroom 2

Double bedroom with window to the side; full height fitted shelved storage cupboard and a smaller side cupboard; walk-in shelved airing cupboard with large hot water cylinder (providing hot water from the solar panels) and access hatch to roof space; oak wood finishes; fitted carpet; radiator; door to the mezzanine room.

### Mezzanine Room

Fantastic space with balustrade overlooking the open plan lounge/dining/kitchen; matching furniture comprising two desk units, bookcases and storage cupboards; porthole window; glazed external door and side screens to a small side roof terrace; glazed external door to the first floor balcony with open views; solid oak wood flooring and wood finishes; smoke detector; downlights; several power points, including brass-covered central floor double power point and phone point.

### General

All curtains and fitted blinds are included in the sale.

### OUTSIDE

#### Garden

Designer side gate onto path to front door, and bespoke double gate opens onto tarmac parking area bordered with areas of established shrubs with attractive balcony-covered paved entrance area. To the side is a solid timber and flat roof carport with EV charging point, water spicket and double power points. There are Voltaic Solar roof panels for hot water. The property is bounded by mature netted banking and gabions. A paved pathway continues to a garden store, the external rear door of the property where there is a foldaway washing line and on to the workshop. There are security lights and paved paths round the whole building with ample bin storage at the rear. The exterior has recently been repainted.

### Workshop

Window; fitted workbench; storage shelving; Viessmann gas central heating boiler; Upinor underfloor heating; smoke detector.

### VIEWING

By appointment with the Selling Agents.

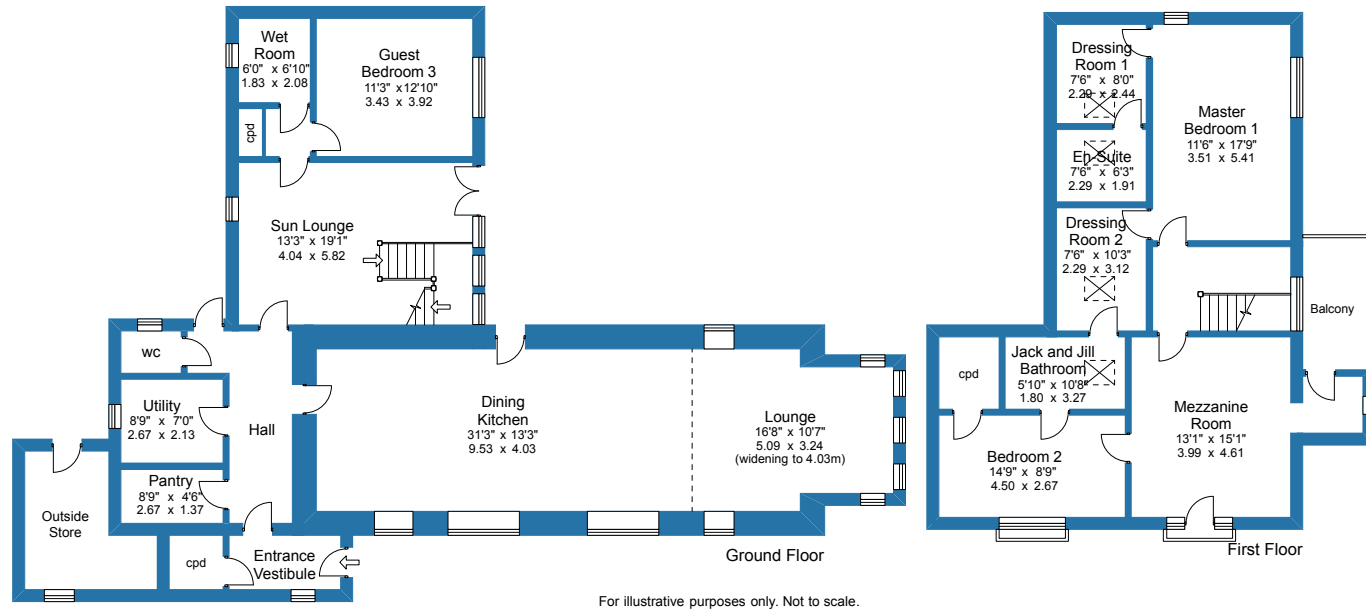
### HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property.

### OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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