



WILLIAMSON
& HENRY
Solicitors & Estate Agents



ROSELEA, 23 MAIN STREET

TWYNHOLM, KIRKCUDBRIGHT, DG6 4NT

Beautifully refurbished and well presented, detached Galloway Cottage providing bright, spacious accommodation throughout with large enclosed garden to rear.



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room
Dining Room
Kitchen Area
Family Room

First Floor:

Bathroom
2 Double Bedrooms

Outside:

Garden
Stone Built Workshop

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23 Main Street in Twynholm has been fully renovated and refurbished throughout to a high standard by the current owners. They have sympathetically extended the property to the rear providing a delightful, bright spacious family room. This wonderful home is sure to suit a number of different buyers.

Twynholm is an active community benefiting from a well-regarded Primary School, Garage and Filling Station (which also serves as a village shop), Church and The Star Hotel. There are many community activities organised in the Village Hall. A short walk away is The Cocoa Bean Company chocolate factory and café. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3 miles away, which is an attractive harbour town situated on the banks of the River Dee. Of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists it was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". Kirkcudbright is popular with tourists attracted by the well renowned galleries and maintains a flourishing colony of artists and craft workers which has led to it being called the "Artists' Town". Kirkcudbright enjoys a wide variety of mainly family owned shops, pubs, hotels and restaurants whilst offering a wide range of facilities including its own golf course, marina, swimming pool and an active summer festivities programme including its own jazz festival and tattoo.

ACCOMMODATION

Entered through uPVC double glazed door from front garden into:-

ENTRANCE VESTIBULE

Bright entrance vestibule. Tiled floor. Coat hooks. Ceiling light. UPVC double glazed door leading into:-

RECEPTION HALLWAY

Welcoming reception hallway with doors leading off to the sitting room and dining room. Engineered oak flooring. Radiator. Carpeted staircase leading to first floor level. Honeywell central heating thermostat controller. Recessed LED ceiling spotlights. Smoke alarm. Inset coir mat.

SITTING ROOM

3.70m x 4.43m

Bright and airy front facing reception room accessed via wooden glazed door from reception hallway. UPVC double glazed windows to front and rear with curtain track and curtains above. Recessed alcove with built in shelving. Radiator. Recessed LED ceiling spotlights. Fitted carpet.

DINING ROOM

2.50m x 4.43m

Accessed directly from the reception hallway and Kitchen. Radiator. UPVC double glazed window to front with curtain pole and curtains above. BT telephone point. Architectural feature internal window lending additional natural light onto stairwell lending additional light onto staircase. Recessed ceiling spotlights. Under stair storage cupboard. Vinyl flooring. Opens into:-

KITCHEN AREA

3.00m x 3.00m

Contemporary fitted kitchen with a range of White high gloss fitted Kitchen units. Corian work surfaces. Stainless steel sink with drainer and mixer tap. Tiled splash-backs. Integrated Belling electric oven. Integrated Samsung induction hob with chimney style extractor hood above. Recessed LED ceiling spotlights. Step up from doorway leading up into:-

FAMILY ROOM

This is a wonderful addition to this traditional Galloway Cottage provides a wonderful, light and spacious family room with an abundance of natural light from UPVC double glazed windows to rear and side with two further large Velux windows. UPVC double glazed French door leading out to garden. Partially laid to Karndean flooring and partially laid to carpet. Three contemporary ceiling light fittings. Smoke alarm. Contemporary graphite vertical radiator. Internal glazed window providing additional natural light. Central heating thermostatic controller.

Carpeted staircase with bespoke oak handrail with brushed stainless steel fixtures leading to:-

First Floor Level

The first floor landing has fitted carpet. Radiator with thermostatic valve. Velux window to rear. Partially coombed ceiling. Doors leading off to bathroom and two double bedrooms:-

BATHROOM

Suite of White W.C. and wash-hand basin inset into modern high gloss vanity unit providing useful additional storage. Contemporary White L-shaped bath with mixer tap and mains shower above. Slate-effect ceramic tiled floor. Electric underfloor heating. Partially coombed ceiling. Chrome heated towel rail with thermostat. UPVC obscure glazed window to front with roller blind above. Ceiling light. Extractor fan.

DOUBLE BEDROOM 1

3.56m x 4.43m

UPVC double glazed window to front with curtain track and curtains above and deep sill beneath. Built-in wardrobes with hanging rail and shelving providing useful additional storage. Recessed alcove with built-in dressing area. Partially coombed ceiling. Radiator with thermostatic valve. Ceiling light. Velux window to rear with built-in Velux blackout blind. Fitted carpet.

DOUBLE BEDROOM 2

2.58m x 4.43m

Partially coombed ceiling. Velux window to rear. Ceiling light. UPVC double glazed window to front with deep sill beneath. Curtain track and curtains above. Under eave access point. Loft access hatch. Built-in cupboard providing useful additional storage.

OUTSIDE

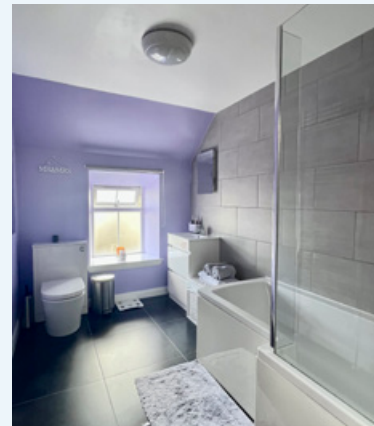
Set back from the road 23 main Street the front garden is fully enclosed by wrought iron fencing. Mainly laid to gravel with paved path.

The rear garden is a blank canvas ready for the properties new owners to make their own. Immediately adjacent to the rear of the property is a paved patio with steps leading up to a formal lawned area with flower beds to one side. Beyond the patio and flower beds is a generous garden room.

GARDEN ROOM

4.90m x 3.40m

Substantial detached wooden garden room with wooden decked area to front with verandah above. UPVC double glazed windows to front and side. Although this garden office room has not been finished, it wouldn't take much to finish this area and provide a delightful, private indoor/outdoor space, or indeed as a home office or extra guest accommodation.



WORKSHOP

5.27m x 6.29m

Good sized workshop. The front area of the workshop has concrete floor with wooden double doors onto the main street. Pedestrian door leading into front garden. Vaulted ceiling. Electric power. Electric RCD unit. Step up to rear workshop area with concrete floor. Built-in shelving. Plumbing for washing machine. Space for tumble dryer. Stainless steel one and a half bowl sink with drainer to side. Fluorescent strip lights. UPVC double glazed door leading to rear garden.

MISCELLANEOUS

All blinds and curtains are to be included in the sale.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

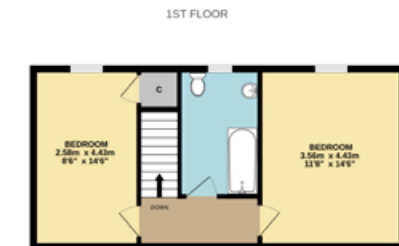
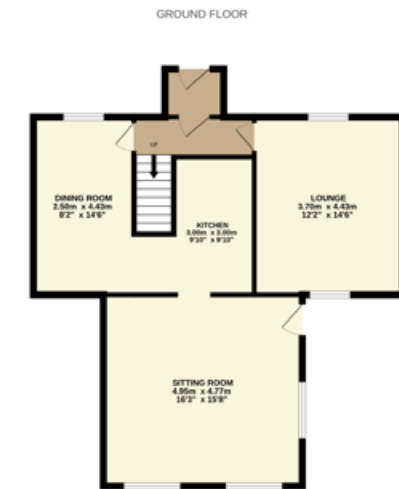
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/GILLG03-01



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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.
Made with Metreplan 12/24

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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