



WILLIAMSON
& HENRY
Solicitors & Estate Agents

18 Holroyd Road

Kirkcudbright, DG6 4HR

Impressive detached 4 bedroom property commanding an elevated position within popular residential area of Kirkcudbright. In good decorative order. Double glazing throughout. Gas central heating. Gardens front, rear and side. Integral garage and driveway. Views to Dee Estuary and surrounding countryside.

Accommodation:

Hallway

Living Room

Dining Kitchen

Sun Room

Bathroom

Bedroom 1 (Front)

Ensuite

Bedroom 2 (Back)

Bedroom 3 (Front)

Bedroom 4



Solway, 18 Holroyd Road is a well proportioned 4 bedroom detached property located in the popular residential area of Holroyd Road, Kirkcudbright. Its elevated position allows it to take advantage of the views to the Dee Estuary and surround countryside both from internal and external vantage points. The property has a homely and easy flow to its accommodation which is all on same level. It is in good decorative order throughout. The inside space is complimented well by the spacious garden ground outside to rear, front and side. There is an integral garage (which gives access to cellar storage) and ample off street parking on the driveway and to side of property. Solway would make an excellent family home and viewing is highly recommended.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the "Glasgow Boys". This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named 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

HALLWAY (at axis and longest and widest) 9.84m x 4.20m (32'03" x 13'09")

Bright welcoming hallway giving access to all accommodation. Two large shelved storage cupboards. One walk-in storage cupboard laid to power and housing Viessmann Gas Boiler. Hatch access to loft. Wall mounted radiator. Fitted carpet.

LIVING ROOM 4.68m x 4.82m (15'04" x 15'09")

Of generous proportions, with panoramic view through large front facing windows towards the Dee Estuary and rolling countryside. Electric fire with wooden mantel. Ceiling lights. TV point. Wall mounted radiator. Fitted carpet. Gives open plan access in to Dining Kitchen.

DINING KITCHEN 6.15m x 2.97m (20'02" x 9'08")

Cream cupboards with granite effect work surfaces. Newhome 4 ring electric double oven and grill. Sink with drainer. Wall mounted radiator. Tiled floor. Ceiling lights. Windows to Sun Room. Access to Sun Room.

SUN ROOM 6.71m x 2.53m (20' x 8'03")

The perfect space for alternative dining or sitting with three sides set to glass and views towards the back garden. Double patio door access to garden. Tiled floor.

BATHROOM 2.39m x 1.91m (7'10" x 6'03")

Bath with overhead shower. Wash hand basin with matching W.C. pedestal. Wall mounted radiator. Frosted window to rear. Ceiling light.

BEDROOM 1 (FRONT) 4.28m x 2.98m (14' x 9'09")

Double bedroom. Large front facing window with views to surrounding countryside. Wall mounted radiator. Fitted carpet. Access to ensuite.

ENSUITE 1.90m x 1.46m (6'02" x 4'09")

Shower cubicle with Triton fitted shower. Wash hand basin with matching W.C. Wall mounted radiator. Wood floor covering. Pendant light.

BEDROOM 2 (BACK) 3.89m x 3.60m (12'08" x 11'09")

Double bedroom with window overlooking the back garden. Wash hand basin. Fitted carpet. Pendant light. Wall mounted radiator. Built-in cupboard.

BEDROOM 3 (FRONT) 3.11m x 3.08m (10'02" x 10'01")

Double bedroom with window outlook to front of property. Wall mounted radiator. Wall inset. Ceiling light. Fitted carpet.

BEDROOM 4 3.11m x 3.61m (10'02" x 11'10")

Double bedroom. Rear door, window and access door to garden. Wash hand basin. TV point. Fitted carpet. Wall mounted radiator. Ceiling light.

The layout of the hallway and bedrooms 3 and 4 would lend easily to setting up as an 'at home business' with its own separate access.



OUTSIDE

FRONT GARDEN

The approach to 18 Holroyd Road is impressive. Concrete drive with paved side path leads from Holroyd Road to give access to the integral garage, the side of house and front door via railed steps. The front garden is well maintained and laid to lawn with assorted bushes and shrubs planted for feature.

REAR GARDEN

The rear garden is set in three areas. Accessed from the rear garden, to the side of the property there is a large paved area with clothes drying rotary from which there are elevated views towards the Dee Estuary and surrounding countryside. The area directly behind the house is laid to lawn in part and has some perimeter raised beds planted with assorted shrubs and bushes. A raised graveled and paved area provides an ideal setting for a barbecue and patio dining furniture.

SIDE GARDEN

To side there is a bark laid shrubbery area of easy maintenance. Stepped access to side of property.

GARAGE

Single integral garage with insulated ceiling. Power and workbench laid on. Concrete floor. Houses gas and electricity meters. Gives access to large storage cellars which are under the house. Power laid on.

BURDENS

The Council Tax Band relating to this property is E.

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

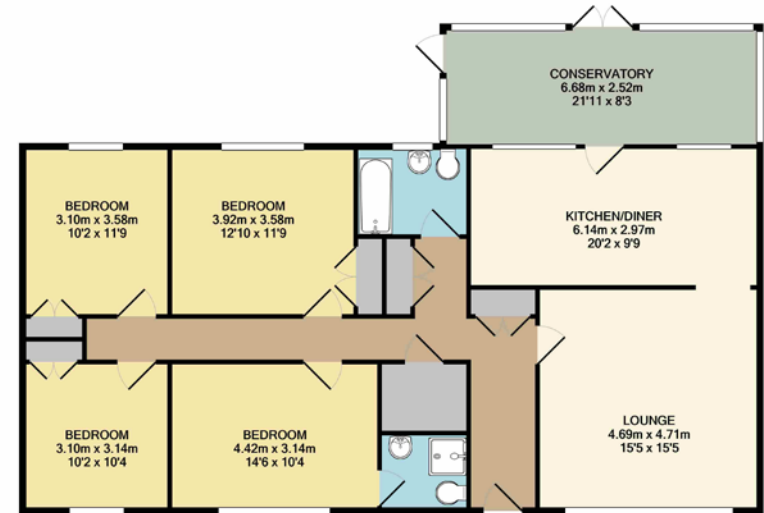
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (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 332057.

Ref: HMS/SM/HANDS01-03



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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