

House at Holywood, Old Holywood, Holywood, Dumfries, DG2 0RA

Offers Over £175,000



Beautifully presented modern three bedroom house in an idyllic rural location just outside the village of Holywood. The property offers spacious family accommodation with a balcony to the rear of the property giving impressive views in every direction. The County Town of Dumfries is found approximately 10 minutes' drive away while Dumfries and Galloway Royal Infirmary can be accessed in around 12 minutes. Dumfries offers a variety of schools, shops, restaurants and leisure centres. The railway station gives easy access to Glasgow in the North and Carlisle and beyond in the South. The smaller town of Thornhill is approximately a 15 minute drive from the property, where a primary and secondary school and many independent shops and cafes are located. Viewing is essential to fully appreciate this property and its location.



POLLOCK & MCLEAN
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Measurements (all approx.)

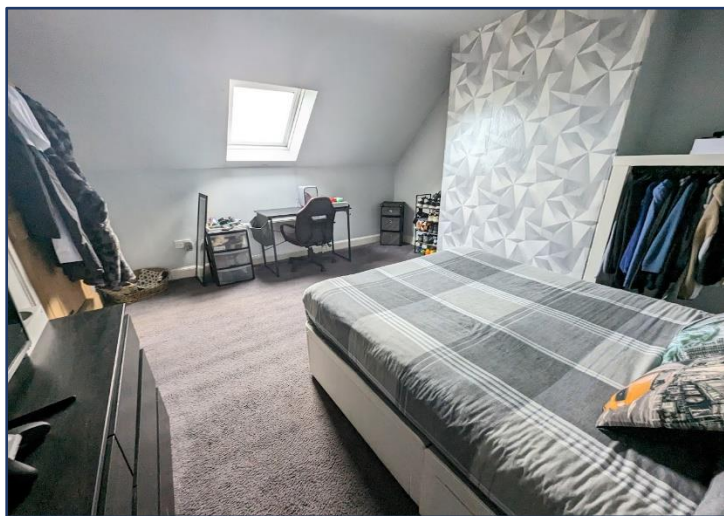
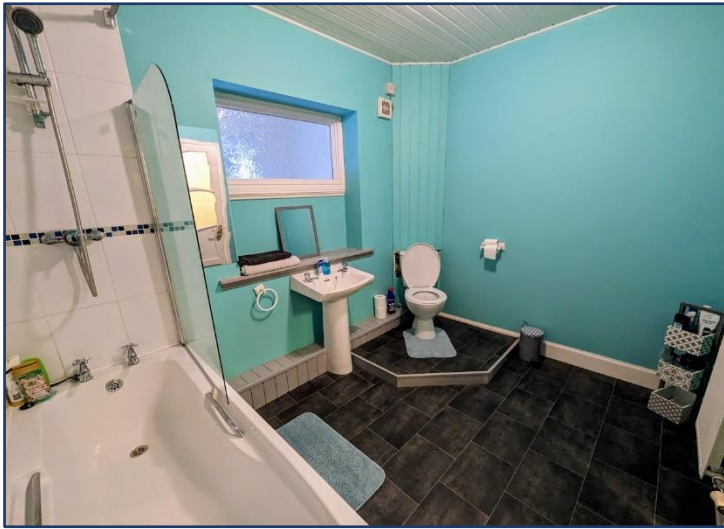
Living Room/Dining area – 7.71m x 5.19m
Rear Hall – 3.13m x 0.88
Shower Room – 2.49m x 2.36m
Garage – 5.62m x 3.09m

Kitchen – 4.56m x 3.05m
Bathroom – 2.93m x 2.29m
Bedroom 2 – 4.26m x 2.48m

Study – 2.71m x 1.77m
Master Bedroom – 6.21m x 3.32m
Bedroom 3 – 4.26m x 3.05m

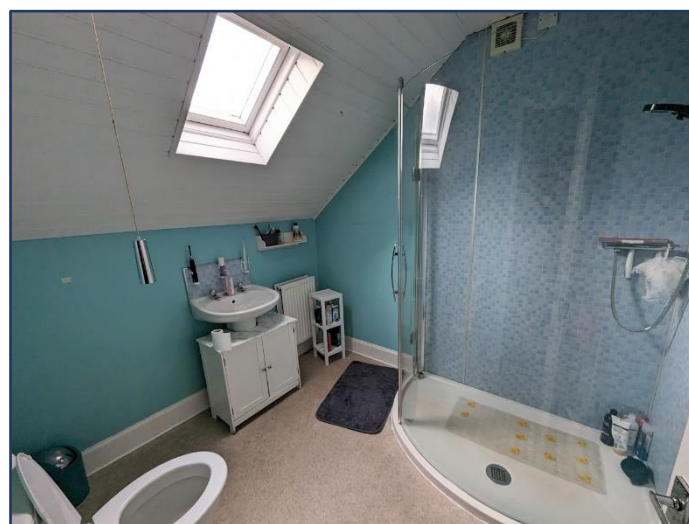


These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



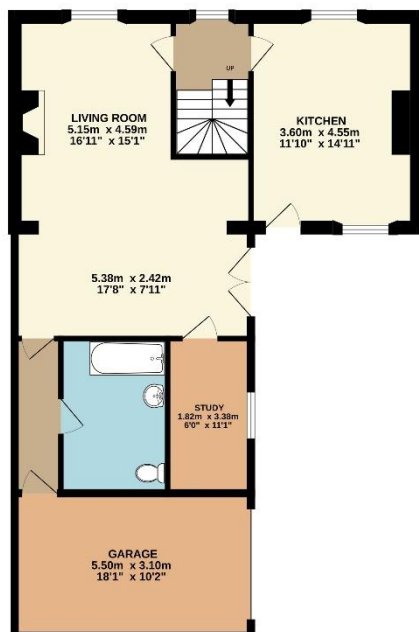
Accommodation comprises:

- Door from the driveway into the kitchen, fitted wall and base units, integrated electric oven and grill with 4 ring hob with extractor fan. Sink with vegetable preparation, mixer tap and left hand drainer. Window to front and rear.
- Hallway with window to front and under stairs storage with coat hooks, stairs to first floor and door to living room/dining area.
- Spacious living room and dining area with multi fuel stove with tiled hearth and wooden mantel. Window to front and patio doors to garden, door to study and rear hallway.
- Study with window to garden.
- Rear hallway with door to bathroom and integral garage.
- Family sized bathroom with W. C., wash hand basin, bath with shower, part tiled and window to rear.
- Stairs to first floor with hand rail and banister. On the landing there is a good size airing cupboard and further storage cupboard with Velux window. Doors to three bedrooms and shower room.
- Master bedroom is a bright room with door leading to balcony which has stairs leading down to the garden, giving fantastic views over open countryside.
- Shower room with W. C., wash hand basin and shower cubicle and Velux window.
- Bedroom two is a double with Velux window to the front and shelves.
- Bedroom three is a good size double with Velux window to the front.
- Garage with up and over door, plumbed for washing machine and space for tumble dryer, electrics.
- Driveway leading to garage with space for 3/4 cars. Laid to lawn, shed and stairs leading to balcony
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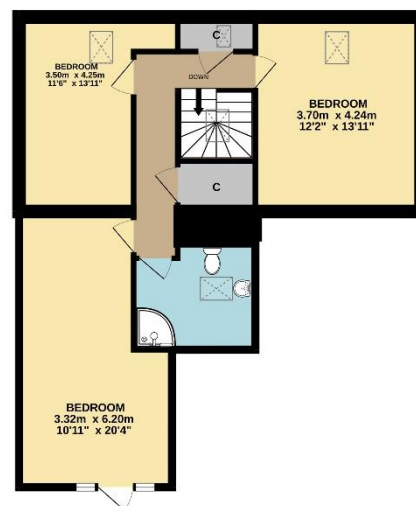




GROUND FLOOR



1ST 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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