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WILLIAMSON
& HENRY
Solicitors & Estate Agents



ROSEVILLE

33 MAIN STREET, TWYNHOLM, KIRKCUDBRIGHT, DG6 4NT

Delightful Mid Terraced Cottage located in the centre of village. Quaint cottage, with separate garden



Accommodation:

GROUND FLOOR:

Entrance Hallway
Living Room
Kitchen
Shower Room

FIRST FLOOR

Double Bedroom
Single Bedroom

OUTSIDE:

Garden Ground (lying separate to the house itself)



This quaint terraced Cottage is located in the centre of the village of Twynholm. Having been refurbished, the bright modern kitchen works well within the character of the cottage, with its exposed beams & original wooden doors. The property is ideally suited as a holiday home, or excellent stepping stone for a first time buyer. The village of Twynholm is well positioned just off the A75, with access to all the amenities and activities throughout Dumfries & Galloway. Twynholm is a vibrant village with a shop, a pub and a successful primary school

ACCOMMODATION

Carpeted staircase to first floor level.

ENTRANCE HALLWAY L-Shaped 0.93m to 1.24m)

Fitted carpet. Radiator with thermostatic valve. Composite door. Carpeted staircase and painted hand rail leading to first floor level. Internal glazed window into sitting room/dining room. Ceiling light. Smoke alarm. Wooden obscure glazed door from entrance hallway into:-

OPEN PLAN SITTING/DINING ROOM 4.08m)

Fitted Carpet. Radiator with thermostatic valve. Two hard wood double glazed windows to front. Understair storage cupboard. Tiled open fireplace and tiled hearth (Please note that the open fire not in use at present). Characterful exposed wooden beams Smoke alarms. Carbon Monoxide detector. Wall lights. Curtain pole and curtains. Wood panelling on one wall. Door in to:-

KITCHEN

Step up into kitchen from sitting room. Tile-effect laminate flooring. Fitted kitchen units with marble-effect laminate work surface. Stainless steel sink with drainer and mixer tap. Tiled splash-back. Stainless steel Lamona oven and electric Lamona hob with stainless steel extractor hood above. Radiator with thermostatic valve RCD fuse box. Loft access hatch. Two Velux windows. Plumbing for slim-line dish-washer, washing machine and space for fridge. Door in to:-

SHOWER ROOM

2.59m x 1.30m
(at widest)

Tile-effect vinyl flooring. Contemporary shower suite with large walk-in shower and with Mira Sport electric shower. Water-proof wall panelling. Suite of white wash-hand basin and W.C. Tiled splash-backs. Dimplex fan heater. Recessed LED ceiling spotlights. Velux window.

First Floor Accommodation

FIRST FLOOR LANDING

Fitted carpet. Roof light. Doors leading off to two double bedrooms.

SINGLE BEDROOM 1.89m)

Front facing. Fitted carpet. Wooden double glazed window with deep sill. Curtain track and curtains above. Radiator with thermostatic valve. Partially coombed ceiling.

DOUBLE BEDROOM

3.96m x 2.65m

Front facing. Under-eaves storage with shelving. Partially coombed ceiling. Hardwood double glazed window to front with curtain track above. Radiator with thermostatic valve. Ceiling light. Fitted carpet.

OUTSIDE

The garden is accessed down a shared pathway opposite the property itself. The private garden is accessed through a wooden gate and has a patio surrounded by established bed. Garden shed and store are included in the sale.

BURDENS

The Council Tax Band relating to this property is a band B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D

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."

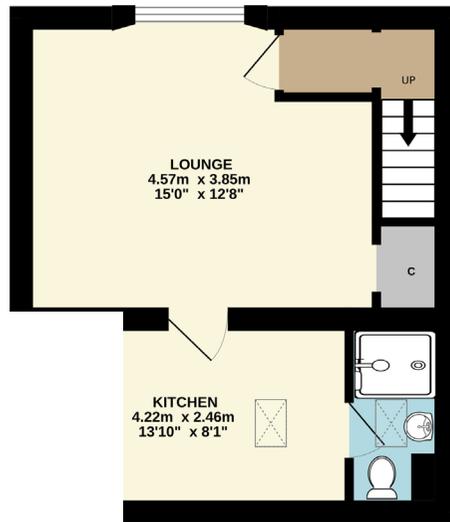
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

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

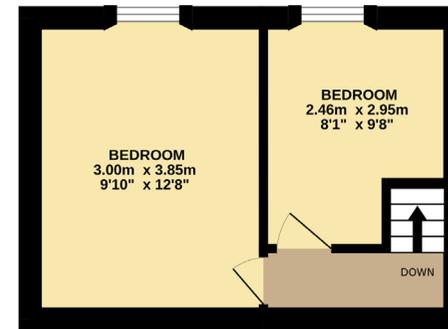
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/PL/MULLJ01-02

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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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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