



47 MAIN STREET, TWINHOLM, KIRKCUDBRIGHT, DG6 4NT

Spacious, end terrace, two bedroom ground floor flat conveniently positioned in the centre of the rural village of Twynholm, Kirkcudbright. Ideal first home or buy-to-let. With Gas Central Heating. Ample on-street parking. Garden to rear.



Accommodation:

Entrance Hall
Living Room
Bedroom 1
Kitchen
Bedroom 2
Back Hall
Bathroom



Number 47 is a well-proportioned ground floor flat offering a good balance of living accommodation and outside space. The property has both front and rear access and is conveniently positioned in the heart of Twynholm Village. The accommodation is spacious throughout and ample on-street parking is available immediately outside the property. There is an easy maintenance garden to rear.

Twynholm is an active community benefiting from a Primary School, Village Shop, Garage, and 2 Pubs/Hotels. There are many community activities organized in the nearby Village Hall.

Further facilities are available in Kirkcudbright approximately 3½ 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

ENTRANCE HALL 2.20m x 1.64m (7'02" x 5'04")

Accessed from street through white uPVC double glazed door with stain glass insert windows. Ample natural light. Gives access to living room, bedroom 1 and kitchen. Tile effect linoleum floor covering. Ceiling mounted light. Cupboard housing gas meters. Wall mounted meters and fuse boxes. Telephone point. Wall mounted radiator.

LIVING ROOM (12'01" x 11'11") (3.69m x 3.64m)

Double glazed window outlook to front of property. Neutral tone patterned curtains. Housewarmer Economy Myson fire mounted on stone surround and stone plinth. Wooden mantel above. Wooden shelved open wall press with cupboard below housing Potterton heating controls. Wall mounted radiator. Ample power points. Ceiling mounted pendant light fitment. Fitted carpet.

BEDROOM 1 (12'11" x 8'06") (3.95m x 2.61m)

Double bedroom front facing outlook onto street. Patterned curtains. Central light fitment. Ample power points. Wall mounted radiator. Fitted carpet.

KITCHEN (11'00" x 10'11") (3.38m x 3.34m)

(at longest and widest)
Good sized kitchen with access to back hall and beyond to bathroom and bedroom 2.

Rear stable door access to covered walkway. Sash and case single glazed window to rear with roller blind. Coloured wood effect cupboards with neutral tone work surface above. Stainless steel sink with left hand drainer and mixer tap. Wall hung storage cupboards above. Logik double oven and grill with four ring gas hob and extractor fan above. Space plumbed for washing machine. Linoleum tile effect floor covering. Wall mounted radiator. Space/breakfast bar for dining.

BEDROOM 2 (11'00" x 8'06") (3.35m x 2.60m)

Second double bedroom with outlook to side and rear through double glazed windows. Patterned curtains and roller blind. Wall mounted radiator. Central ceiling light fitment. Fitted carpet.

REAR HALLWAY 1.28m x 0.91m (4'02" x 2'11")

Gives access to bathroom beyond. Pendant light. Large storage cupboard. Mosaic tile effect floor covering running into bathroom.

BATHROOM 2.25m x 2.25m (7'04" x 7'04")

(at longest and widest)
Usual bathroom fitments. White wash hand basin with matching pedestal and bath. Wood panelling to front of bath. Tiling bath to picture rail height with Triton over bath shower fitment. Shower curtain. Single glazed autumn frosted window to rear. Airing cupboard housing hot water cylinder. Wall mounted storage cupboard. Wall mounted mirror. Wall mounted radiator.

GARDEN

Raised garden to rear which can be accessed from the rear of the property. Well-proportioned and of low maintenance.

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. Any white goods and kitchen appliances are as mentioned in the sales particulars are included but are sold as seen. The seller gives no warranty to them being in working order at the time of viewing or purchase.

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

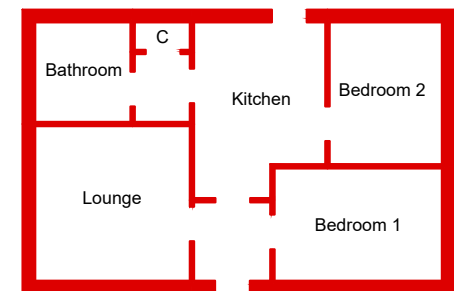
GENERAL ENQUIRIES, VIEWING & OFFERS

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/MMCM/MACKS01-01



Sketch plan for illustrative purposes only
Approximate floor area 59m²



WILLIAMSON
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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.