

SPACE TO RIGHT 3.09m x 3.06m (10'01" X 10'00")

This area has a traditional cobbled floor, stone walls, and currently provides additional useful storage space.

STORE AREA 6.25m x 5.44m (20'05" x 17'10")

This area is beneath the front of the house, has restricted head height and cobbled floor for most of the area. There is a blocked up hatch that previously would have opened to the front of the house, and a blocked up doorway that previously would have opened to the side towards Captain's Brae. It provides a most useful further storage space.

OUTSIDE

There is a small front garden finished with gravel and with a paved path leading to the front door. This is enclosed by a drystone dyke to part and well established hedge to the other part.

The rear garden can be accessed from Captain's Brae. There is an extensive tarmac parking area immediately behind the house, large enough for three or four cars, and steps lead up from here to the rear door.

There is also a gate from the parking area through to the rear garden, which has been very well landscaped and has a most attractive mix of paths, areas of lawn, and bedding areas with well-established plants.

It is thought that the rear garden may be large enough for part of it to be used as a separate building plot.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is 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

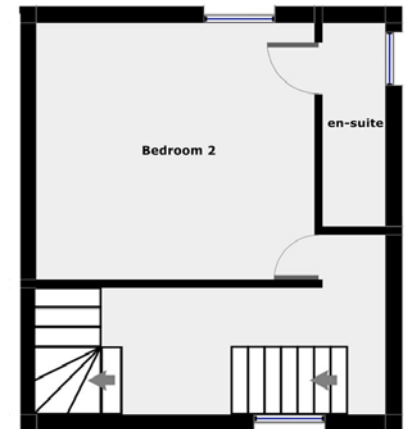
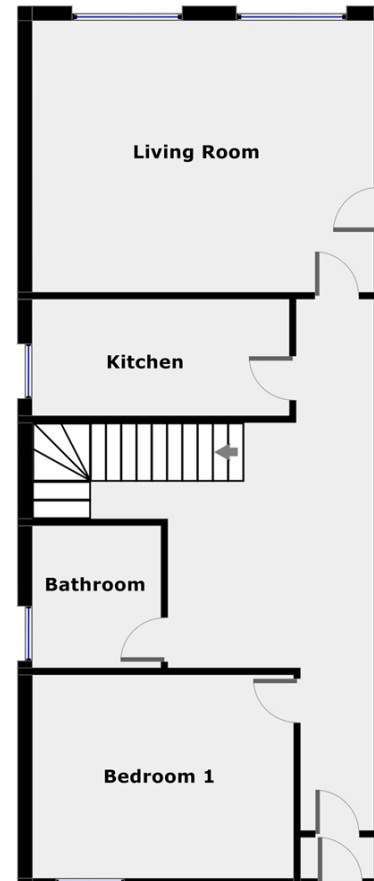
GENERAL ENQUIRIES, VIEWING & OFFERS

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: IMR/MMCM/POTTA02-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 13 St Mary Street, Kirkcudbright, DG6 4AA

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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**WILLIAMSON
& HENRY**
Solicitors & Estate Agents

Rosebank

28 MAIN STREET, TWYNHOLM, DG6 4NT

Surprisingly spacious three bedroom town house with fine outlook to south.



Ground Floor:

Porch
Hall
Living Room
Kitchen
Bathroom
Double Bedroom

First Floor:

Master Bedroom
En-suite

Second Floor:

Double Bedroom

Large Basement;
Beautiful Garden

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Rosebank is a lovely and surprisingly spacious three bedroomed family home. The original cottage was extended many years ago, and the large bright south facing main living room at the rear of the house was added. With good sized bedroom and main bathroom situated on the ground floor, it would be possible to live on one level if desired. Rosebank enjoys two further good sized bedrooms, with the master bedroom on the first floor enjoying en-suite facilities.

Rosebank is situated on the corner of Main Street and Captain's Brae, and benefits from a good sized tarmacked area to the rear providing extensive off road parking. From here, the basement (which runs under the whole of the house) can be accessed, and would lend itself to a wide variety of uses, including as an artist's studio, workshop, or for storage of gardening items, sports equipment, motorcycles and pushbikes.

Whilst most purchasers will be content with Rosebank the way it is, the following potential changes may be of interest to some:

A) It is believed that the wall between the kitchen and the main living room is a stud partition wall and could be easily removed if desired, to create a living area open plan between the kitchen and the remainder of the living area.

B) It is thought that the garden may be large enough for a building plot to be formed in the lower part of the garden, and this could be accessed directly from Captain's Brae. The sellers have not made enquiries of the planning authorities as to the prospect of obtaining planning permission, and it is suggested that if this is of interest to potential purchasers, they might like to do so, or they may like to instruct their own planning consultant to provide advice.

C) Whilst the basement is a most useful space at present, there may be the potential to form additional living accommodation in the basement. Again, if this is of interest, the purchasers should seek their own advice from an architect, builder, or other suitable expert.

Rosebank benefits from gas central heating via a modern efficient condensing boiler (the boiler has a British Gas Contract and is serviced annually), radiators with thermostatic controls, and uPVC double glazing. All carpets and other fitted floor coverings together with all curtains and other window coverings are included in the sale. Other items may be available by separate negotiation also.

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.

The South West of Scotland is a genuinely rural area with its gentle rolling landscape, mild climate and dramatic coastline with a good range of outdoor activities easily available for those interested in hill walking, bird watching, fishing, mountain biking, water sports and of course golf. The Solway is also a popular yachting destination.

ACCOMMODATION

PORCH 1.52m x 1.24m (4'11" x 4'00")

An exterior door with glazed panel above and letter box to side opens to the porch which has a tiled floor and inner obscure glazed door opening to:

HALL 7.56m x 2.97m (maximum) (24'09" x 9'09")

Radiator with thermostatic control. Stairs to first floor. Hatch over to attic space above rear extension. Carpet.

LIVING ROOM 5.86m x 4.59m (19'02" x 15'00")

The living room is of very generous dimensions, with ample space for dining and sitting. This is a lovely bright room with two south facing uPVC double glazed windows with a lovely open outlook, There is further natural light from a uPVC double glazed door opening to steps leading down to the parking area at the rear and beyond that to the rear garden. A central feature of the sitting room is the electric flame effect fire set over polished stone hearth with polished stone surround and wooden mantel over. Two radiators, two ceiling lights.

KITCHEN 4.21m x 1.98m (13'09" X 6'05")

Fully fitted with floor and wall units with a white wood finish and light coloured work surface. Single drainer sink with mixer tap. Space for electric cooker, dishwasher, fridge, freezer and washing machine. Window with outlook to Captain's Brae. Shelved display alcove with arch to top and storage cabinet beneath. Radiator, work surface lighting.

BATHROOM 2.43m x 2.24m (7'11" x 7'04")

Enamel bath, pedestal wash hand basin and dual flush W.C., all in white. Mixer tap with shower fitting over the bath, and also Mira Sport Electric Shower mounted over the bath. Shower rail to side and respatex wall panels surrounding bath and continuing behind the wash hand basin and toilet.



Obscure glazed uPVC double glazed window with wide window ledge. Radiator, Vinyl floor, roller blind.

DOWNSTAIRS DOUBLE BEDROOM 3.90m x 3.45m (12'09" x 11'03")

Three built-in wardrobes with hanging rails and shelving, with doors hand painted with "Charles Rennie Mackintosh" design. Front facing uPVC double glazed window. Radiator, carpet, roller blind, curtains.

First Floor Accommodation:

A carpeted stair leads to the first floor landing which has a south facing uPVC double glazed window. Storage cupboard under the stairs leading to the second floor, radiator, and is carpeted to match the stairs. There is an alcove leading into:

MASTER BEDROOM 4.11m x 3.81m (13'05" x 12'05")

Front facing uPVC window. Radiator, carpet, net curtains, roller blind, curtains.

EN-SUITE SHOWER ROOM 2.04m x 0.93m (6'08" x 3'00")

The above dimensions do not include the shower cabinet, which is fitted with a Mira Excel mixer shower and a bi-fold door. Accessed via a sliding door. Pedestal wash hand basin with mixer tap, dual flush W.C., radiator. All walls are finished in respatex wall panelling and there is a vinyl floor. Side facing uPVC double glazed window with net curtain and roller blind and wood panelling to either side. Mirror over wash hand basin.

Second Floor Accommodation:

A steep carpeted stair leads to the second floor level where there is:

DOUBLE BEDROOM 4.34m x 3.98m (14'02" x 13'00")

Coombed ceiling. There is a small front facing velux window and a larger rear facing velux window enjoying views over neighbouring houses to pasture beyond the village. Carpet. Blackout blinds to both windows. The stair leading to the attic is carpeted to match the attic room.

Basement Level:

There is extensive space beneath the house, accessed through a door (which is wide enough for vehicles) from the parking area situated to the rear of the house. As the house is built on a slope, the whole of the basement area generally stays quite dry. The basement would lend itself to the pursuit of a number of hobbies, provides additional useful space to the house, and extensive storage for all manner of items to a purchaser's choosing. The space comprises:

MAIN ROOM 6.91m x 2.54m (22'08" x 8'03")

This is the first area accessed and has a concrete floor with brick walls. It houses the electric meter and R.C.D. board (modern equivalent of fuse board). There are kitchen cupboards for storage, and electric light and power.

ROOM ON RIGHT 3.15m x 3.14m (10'04" x 10'03")

With restricted head height, this room has a single drainer single with mixer tap, toilet, and space for tumble dryer. The British Gas 532i condensing boiler is situated here. It is understood the toilet was installed by a previous owner, designed to be easily accessible when gardening, but would be equally useful for someone pursuing a hobby or interest in the basement.