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Solicitors & Estate Agents



Ivy Cottage

39 Main Street, Twynholm, Kirkcudbright,
DG6 4NT

www.williamsonandhenry.co.uk

Ivy Cottage is a quaint split level property of traditional construction set in the heart of Twynholm, yet tucked away off the village's main street, off a communal lane with a delightful easily maintained hard landscaped garden with mature shrubs.

Ground Floor:

Hallway
Snug / Bedroom 1
Bedroom 2 with En-suite Shower Room

Shower Room
Kitchen

Outside:

Front Garden
Rear Garden
Log Store
Shed
Greenhouse

First Floor:

Open Plan Living Room
Bedroom 3
Bedroom 4/Study



Ivy Cottage is a 3 or 4 bed roomed traditional stone built Galloway cottage tucked away in a quiet location behind the village's main street.

Twynholm is an active community benefiting from a Primary School, Garage (which also offers many of the facilities of a village shop), and 2 Pubs/Hotels. There are many community activities organised in the nearby Village Hall. Twynholm provides easy access to the main road through the area, the A75.

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

Front entrance door from garden in to entrance hallway.

DOWNSTAIRS HALLWAY

Fully carpeted. Radiator with radiator cover. Under stair storage cupboard. Doorways leading to downstairs double bedroom (to right), downstairs snug/double bedroom (to left). Recess ceiling lights. Smoke alarm.

SNUG/DOUBLE BEDROOM 1 (front left) 3.57m lengthening in to alcove 4.89m x 2.55m (11'8" lengthening in to alcove 16' x 8'4")

UPVC window to front with deep windowsill. Under stair storage cupboard with coat hooks. Slate hearth with electric flame effect stove and wooden mantel above. Radiator. Radiator Cover. Fitted Carpet.

DOUBLE BEDROOM 2 (front right) 4.10m x 2.50m (13'5" x 8'2")

UPVC double glazed window to front with deep windowsill. Radiator and radiator cover. Fully carpeted. Ceiling spotlights. Mirrored walk-in wardrobe and cleverly concealed shoe cupboard behind mirror. TV. Dressing area leads to:-

DOWNSTAIRS EN-SUITE SHOWER ROOM 2.11m x 1.33m (6'11" x 4'4")

Triton Electric corner shower. Extractor fan. White W.C., sink with vanity unit and glass splashback. Respatex walls. Low level lighting. Recess ceiling lights. Tiled flooring.

Staircase leading from hallway with painted wooden balustrade to:-

First Floor Accommodation

OPEN PLAN LIVING ROOM 4.87m x 4.78m (15'11" x 15'8")

Two UPVC double glazed windows to the front with wide wooden window shelves. Wooden skylight over staircase. Recessed ceiling lights. Cupboard housing electric meter and switchgear. Internet and telephone point. Television. ABX contemporary corner-multi fuel stove with chimney flue. Radiator and radiator cover.

DOUBLE BEDROOM (front facing) 3.52m x 2.68m longest and widest (11'6" x 8'9")

UPVC double glazed window to front with deep windowsill. Radiator and radiator cover. Shelved alcove. Ceiling spotlights. Curtain pole and roman blind.

BEDROOM 4/STUDY rear facing) 3.38m x 2.32m (11' x 7'7")

UPVC double glazed window to rear over garden. Radiator and radiator cover. Ceiling lights.

SHOWER ROOM 2.69m x 1.43m (8'9" x 4'8")

Double shower with rainfall attachment and second shower attachment. Built-in vanity unit with sink and W.C. Backlit vanity mirror. Chrome radiator towel rail with thermostatic valve. Extractor fan. Roof light. Karndean style tile-effect flooring.

Stairway leading from Living room/Family room to:-

KITCHEN/DINING ROOM 6.07m x 3.81m (19'11" x 12'6")

Italian tiled floor. Open beamed cathedral ceiling with large Velux windows to either side. Midnight blue Howden shaker style floor and wall mounted kitchen units. Solid wood work surfaces. Ceramic Belfast sink with mixer tap above. Built-in Lamona microwave. Built-in Hotpoint double oven. Inset Gas Hob with glass splash back. Tiled splashback around work surfaces. Beko dishwasher. Large larder fridge freezer. Beko washing machine and tumble dryer. Dishwasher. UPVC double glazed window to side and uPVC patio doors leading to rear garden. Shelved alcove. Built-in wine rack. Ceramic tiled floor. Cupboard housing Worcester boiler.

OUTSIDE

The front garden area is enclosed with a wrought iron fence and gate leading off the lane. Fully enclosed garden with large patio area extending round to the side of the property. Shed and log store. Further paved and gravel area with flowers and mature shrubs. Greenhouse.

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

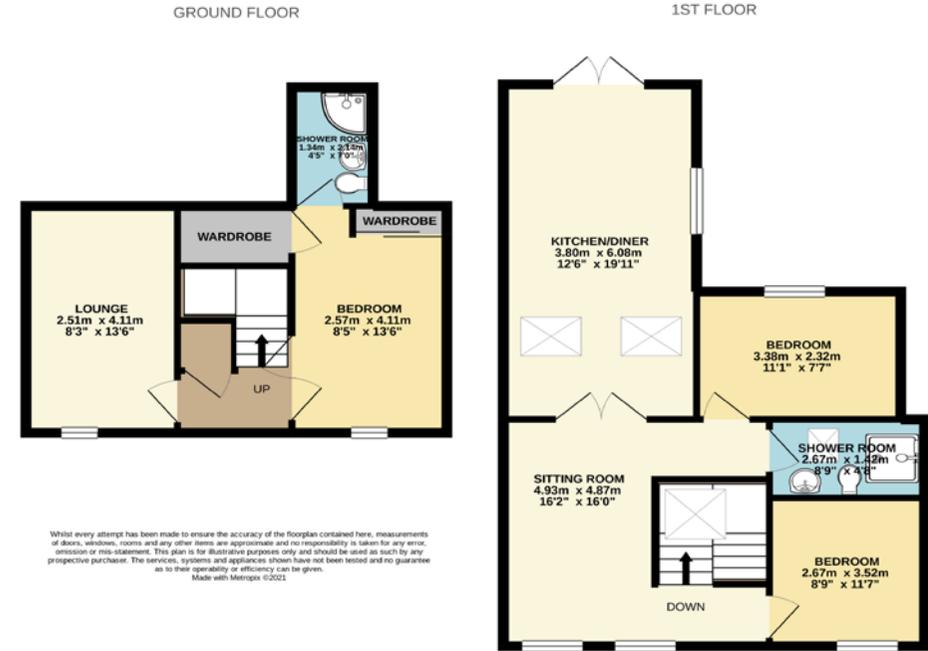
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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/HAYHA01-01



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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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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