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ROSEBANK

28 MAIN STREET, TWYNHOLM, DG6 4NT

Surprisingly spacious three bedroom home with large garden to the rear and off street parking. The property also benefits from fine views to the South.



Ground Floor:

Porch
Hall
Living Room
Kitchen
Bathroom
Double Bedroom

First Floor:

Master Bedroom
En-suite

Second Floor:

Double Bedroom

Outside:

Large Basement
Beautiful Garden

Gas Central Heating & Double glazing throughout.

Newly Fitted Kitchen & New Fitted Carpets.

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Rosebank is a lovely and surprisingly spacious three bedroomed family home. The original cottage was extended many years ago, when the large bright south facing main living room at the rear of the house was added. The layout of the property allows the possibility to live on one level if desired.

Rosebank is situated on the corner of Main Street and Captain's Brae, and benefits from a good sized tarmac 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 the existing layout and accommodation offered at Rosebank 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) There is a service road at the bottom of the garden and there is the potential to build a garage here subject to the necessary planning consents.

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.

Twynholm is an active community benefiting from a Primary School, Garage with shop, and local pub. 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. Under stair storage cupboard. Smoke alarm.

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

Spacious and light room has two large 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 garden. Electric flame effect fire set over polished stone hearth with polished stone surround and wooden mantel over. Two radiators, two ceiling lights. Smoke Alarm.

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

Newly fitted contemporary Kitchen with grey high gloss floor units and white high gloss wall units. Grey Formica work surface with tiled splashback. Stainless Steel sink with drainer and mixer tap. Zanussi brushed steel integrated oven. Electric ceramic induction hob. Space and plumbing for washing machine. Space for freestanding fridge-freezer. Window with outlook to Captain's Brae. Shelved display alcove with arch to top and storage cabinet beneath. Radiator, work surface lighting. Built In breakfast bar area. Heat Sensor.

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

Suite of white wash hand basin, WC and bath. Mixer tap with shower fitting over the bath, with Mira Sport Electric Shower above. Respatex shower wall panels. Obscure glazed double glazed window with wide window ledge and roller blind above. Radiator. Mosaic effect Vinyl flooring.

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

This spacious and light room has built-in wardrobes with hanging rails and shelving. Front facing double glazed window. Radiator, carpet, roller blind, curtains.

First Floor Accommodation:

A carpeted stair leads to the first floor landing with south facing double glazed window. Under stair storage cupboard. Smoke Alarm.

There is an alcove leading into:

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

Front facing window. Radiator, carpet.

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

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 double glazed window with roller blind and wood panelling to either side. Mirror over wash hand basin. Shower cubicle with Mira Sport Shower.

Second Floor Accommodation:

A carpeted stair leads from the first floor landing to the second floor. :-

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

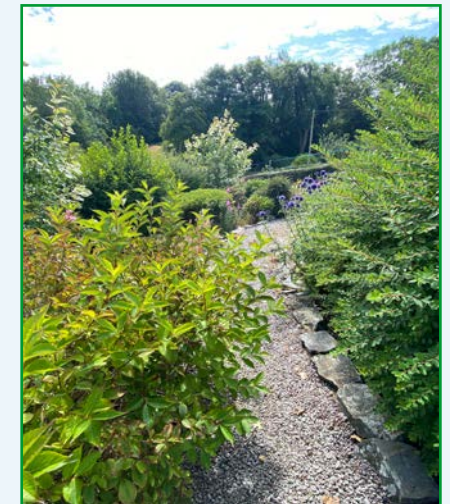
Partially Coombed ceiling. Front and rear facing Velux window. The rear Velux enjoys views over neighbouring houses to farmland beyond the village. Carpet. Blackout blinds to both windows.

Basement Level:

The basement area of the property is surprisingly spacious and runs the entire length and depth of the property. Accessed through double wooden doors from driveway. 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. 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 sink 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.

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.

OUTSIDE

There is a small front garden finished with gravel and a paved path leading up 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 directly accessed from both Captain's Brae and the house.

There is an extensive tarmacadam 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 access from the parking area through to the rear garden which has very well landscaped paths leading through an attractive mix of lawn and bedding areas well stocked with plants providing an abundance of cover all year round.

BURDENS

The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

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

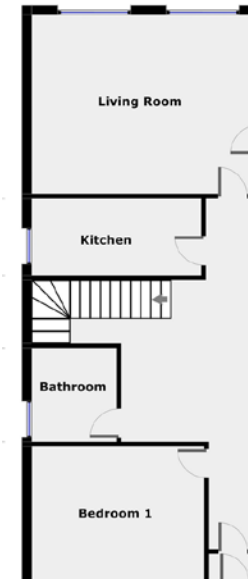
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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 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/LNM/GRIF001-01



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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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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