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WILLIAMSON
& HENRY
Solicitors & Estate Agents



BACKCROFT

ARDEN ROAD, TWYNHOLM, KIRKCUDBRIGHT, DG6 4PB

Bright and spacious 3 bedroom bungalow with delightful garden and paddocks extending to approximately 7.5 acres.



Accommodation:

Ground Floor:

Reception Hallway
Snug / Double Bedroom 1
Sitting Room
Kitchen
Utility Room
Study
Double Bedroom 2
Bathroom
Master Bedroom with
Walk In Wardrobe & En-
suite

Outside:

Front and Rear Gardens.
Paddocks. Garage.

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Backcroft is a well-proportioned 3 bedroom detached bungalow located along a quiet country lane within easy access of the A75 and village of Twynholm. The property is well positioned within a mature garden and benefits from two well positioned paddocks extending to approximately 7.5 acres.

The property is a short distance away from Barstobrick Equestrian and Indoor Recreation Club which has a comprehensive range of clinics, and competitions throughout the year and there are a number of locations a short drive away providing 'off road hacking'

Twynholm is an active community benefiting from a well-regarded Primary School, Garage and Filling Station (which also serves as a village shop), Church and The Star Hotel. There are many community activities organised in the Village Hall. A short walk away is The Cocoa Bean Company chocolate factory and café. Twynholm provides easy access to the main road through the area, the A75.

Further facilities are available in Kirkcudbright approximately 3 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. There is also a modern primary school, secondary school and health centre.

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pool, golf course, marina, bowling green, squash & tennis courts and an active summer festivities programme, including its own Jazz Festival and Tattoo. There is also a modern primary school, secondary school and health centre.

ACCOMMODATION

Entered from path from rear garden through uPVC double glazed door into:-

RECEPTION HALLWAY **7.79m x 1.58m narrowing to 1.85m x 3.21m**

Bright L shaped reception hallway with doors leading off to all accommodation. Built in cupboard. Central heating thermostat. Ceiling cornicing. 3 ceiling lights. Smoke alarm. Fitted carpet.

SNUG / DOUBLE BEDROOM 1 **3.82m x 2.90m**

Bright front facing reception room enjoying a dual aspect view and ample natural light from large uPVC double glazed picture windows to front and side with curtain track and curtains. Radiator. Built in wardrobe with drawers beneath and shelving to side. Ceiling cornicing. Ceiling light. Fitted carpet.

SITTING ROOM **5.82m x 5.77m**

Light and spacious rear facing reception room enjoying an abundance of natural light from 2 large uPVC double glazed picture windows to side with curtain track and curtains. uPVC double glazed French doors leading out to rear garden with curtain track and curtains above. Flame effect gas fire on marble hearth. 2 radiators. Serving hatch to kitchen obstructed behind the hob? Ceiling cornicing. 2 ceiling lights. Fitted carpet.

KITCHEN **4.37m x 3.92m**

Generous kitchen with ample room for table and chairs with a good range of modern shaker style fitted kitchen units with laminate work surfaces. Tiled splash backs. 4 ring gas burner hob with extractor hood above. Broken integrated eye level double oven?. Stainless steel sink with drainer to side and mixer tap above. Freestanding dishwasher. Freestanding fridge freezer. Radiator. UPVC double glazed window with vertical blinds overlooking garden to rear. 2 ceiling lights. Smoke alarm. Heat sensor. Vinyl flooring. Door leading into:-

UTILITY ROOM **3.32m x 2.42m**

Good range of pine fitted kitchen units providing useful additional storage with laminate work surfaces. Stainless steel sink with mixer tap above and drainer to side. Worcester gas fired boiler. Under counter freezer. Washing machine. uPVC

double glazed window to rear. uPVC door to rear garden. Coat hooks. Ceiling light. Vinyl flooring. Door leading to:-

STUDY **2.17m x 2.42m**

Radiator. uPVC double glazed window overlooking garden. RCD consumer unit. Ceiling cornicing. Ceiling light. Fitted carpet.

DOUBLE BEDROOM 2

uPVC double glazed window with outlook to front with curtain pole and curtains above. Radiator. Wall mounted TV. Coat hooks. Ceiling cornicing. Ceiling light. Fitted carpet.

BATHROOM **2.21m x 3.10m**

Spacious and bright family bathroom with suite of white W.C. and wash hand basin inset into modern vanity unit with laminate work surfaces. Fixed bathroom mirror. Large walk in wet room style shower with mains monsoon rainfall showerhead above and separate shower attachment. Glazed shower screen to one side. Contemporary white heated towel rail. uPVC obscure glazed window to front with roller blind above. Extractor fan. Vinyl flooring.

MASTER BEDROOM WITH WALK IN WARDROBE AND ENSUITE

4.15m x 4.25m

Spacious and light master bedroom enjoying a pleasant outlook from 2 uPVC double glazed picture windows with dual aspect views to front and side and ample natural light. Curtain pole and curtains. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet. Doors leading off to walk in wardrobe and shower room.

Walk In Wardrobe **1.48m x 1.00m**

Built in cupboards on both sides with hanging rail and shelving. Ceiling light. Fitted carpet.

Ensuite **2.00m x 2.24m**

Walk in corner shower cubicle with mains shower above. White W.C. and wash hand basin inset into modern vanity unit with laminate work surface and mixer tap above. Fixed bathroom mirror. Ceiling light. uPVC obscure glazed window to front with roller blind above. Extractor fan. Vinyl anti slip flooring.



Outside

Front Garden

The front garden is mainly laid to tarmac bordered by flower beds and hedging to front to the right hand side of the property is a generous tarmac driveway providing access to garage and hard standing tracking leading to shed and paddock. A path to the left of the driveway leads round to the rear garden.

Rear Garden

To the rear of Backcroft is a generous rear garden with well stocked alpine rockery with grassy paths leading to large interspersed with mature shrubs and trees. At the very top of the garden is a metal gate providing direct access to the field beyond.

GARDEN STORE

Immediately to the rear of the bungalow is a detached outbuilding with UPVC door. UPVC double glazed window.

GARAGE

Concrete garage with up and over door.

2 WOODEN SHEDS

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is C.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and drainage is to a septic tank.

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/LNM/HOWSC01-02



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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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