



**WILLIAMSON
& HENRY**
Solicitors & Estate Agents



10 HOLROYD ROAD

KIRKCUDBRIGHT, DG6 4HR

Beautifully detached family home enjoying an elevated position within a popular residential location in the harbour town of Kirkcudbright.



Accommodation:

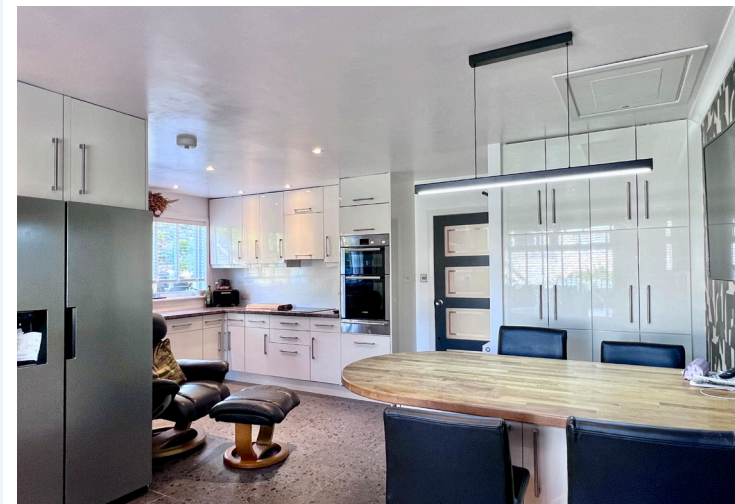
Ground Floor:

Entrance Vestibule
Hallway
Sitting Room
Open Plan Dining Kitchen
Utility Room
Bedroom 1 with Ensuite
3 Further Bedrooms
Family Bathroom

Outside:

Garden Room /Studio
Driveway
Garage
Wrap round garden.

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10 Holroyd Road is a well-proportioned bright and spacious family home which benefits from flexible accommodation throughout. This delightful home is in truly walk-in condition, and it will suit several different purchasers. Early viewing is highly recommended.

Kirkcudbright is an attractive harbour town situated on the banks of the River Dee. The town itself is of historic and architectural interest with its ancient High Street, Tolbooth Arts Centre, Stewartry Museum and numerous galleries. Long frequented by artists, Kirkcudbright was home to the renowned artist, EA Hornel, one of the “Glasgow Boys”. This tradition is maintained today by a flourishing colony of painters and craft workers which has led to Kirkcudbright being named 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 swimming 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

Steps from the driveway and front garden lead up to uPVC obscure glazed door with uPVC obscure glazed side panel into:-

ENTRANCE VESTIBULE

Light and welcoming entrance vestibule. Built in double cupboard with hanging rail providing useful additional storage. Radiator. Ceiling cornicing. Recessed LED ceiling spotlights. Fitted carpet. Wooden glazed double doors leading into:-

HALLWAY

Light and welcoming ‘L’ shaped reception hallway. Radiators. Ceiling cornicing. Ceiling lights. Fitted carpet. Doors leading through to all main accommodation. Two light tunnels.



SITTING ROOM 5.40m x 4.11m

Wooden glazed double doors from the hallway open out to delightful sitting room which enjoys a panoramic view and an abundance of natural light from floor to ceiling window and French doors and providing access to a delightful, terraced area with fine view across the garden to the hills beyond. Roller blinds above. Wall mounted flame effect gas fire. Radiator. Two ceiling lights. Ceiling cornicing. Heat sensor. Fitted Carpet.

DINING ROOM / KITCHEN 5.48m x 6.70m

Light and airy open plan kitchen / diner which is ideal for modern family living with informal breakfast bar area separating kitchen and dining area whilst providing additional seating.

Kitchen Area

The kitchen comprises of a good range of contemporary high gloss cream fitted kitchen units and granite-effect-laminated work surfaces. Stainless steel inset sink with mixer tap to side. uPVC double glazed window to rear with blinds. Integrated Hotpoint microwave. Electric induction hob with extractor hood above. Tiled splash backs. Bosch eye level double oven. Radiator. Floor to ceiling larder cupboard provides useful additional storage. Breakfast bar with butcher block work surface providing additional informal seating. Samsung American style fridge-freezer. Recessed LED ceiling spotlights. Wall lights. Loft access hatch.

Dining Area

Good sized dining area which could also be used as a family room area. uPVC double glazed window with curtain pole and blinds above. Recessed LED ceiling spotlights. Solid wooden flooring.

UTILITY ROOM 3.13m x 1.52m

Accessed directly from the kitchen. This well positioned utility room has an internal glazed window into dining area borrowing additional natural light. Coat hooks. High gloss fitted kitchen units with granite effect laminate work surfaces. Stainless steel inset sink with mixer tap. Plumbing for washing machine. Dishwasher. uPVC double glazed window with blinds overlooking rear garden. uPVC obscure glazed door leading out to garden. Built in cupboard providing useful additional storage. Ceiling light. Tiled Floor.



BEDROOM 1 WITH ENSUITE 4.16m x 3.38m

Bright front facing master bedroom with ample natural light from large uPVC double glazed picture window with blinds above. Two built in double wardrobes provide useful additional storage. Contemporary radiator. ceiling cornicing. Ceiling light. Door leading to:-

Ensuite 2.15m x 1.03m

Suite of whitewash hand basin and W.C. Walk in shower cubicle with mains shower above. Respatex style wall paneling in shower enclosure. Fully tiled from floor to ceiling. uPVC obscure glazed window. Curtain rail. Wall mounted cabinet provides useful additional storage. Radiator. Recessed ceiling spotlight. Vinyl flooring.

BEDROOM 2 2.29m x 3.34m

Bright front facing double bedroom currently used as a home office and guest bedroom. uPVC double glazed window with curtain pole and curtains above to front with blinds. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

BEDROOM 3 2.89m x 2.58m

Rear facing. Radiator. uPVC double glazed window with curtain pole and curtains above. Roller blind. Built in double wardrobe with hanging rail providing useful additional storage. Ceiling cornicing. Ceiling light. Fitted carpet.

BEDROOM 4 3.96m x 2.90m

uPVC double glazed window with curtain pole and curtains above. Roller blind. Built in double wardrobe with hanging rail providing useful additional storage. Radiator. Ceiling cornicing. Ceiling light. Fitted carpet.

FAMILY BATHROOM 2.91m x 1.75m

Good sized family bathroom with suite of white wash hand basin, W.C. and bath with mixer tap. Tiled from floor to ceiling. uPVC obscure glazed window to rear. White towel rail. Fixed bathroom mirror. Corner shower cubicle with electric shower above. Extractor fan. White heated towel rail. Wall mounted high gloss storage unit providing useful additional storage. Recessed ceiling spotlights. Ceiling cornicing.



GARDEN ROOM **5.23m x 3.76m**

Accessed directly from the driveway and internally from the garage this useful room is currently used as a garden room but has previously been used as a hobby room or could be used as a home gym or studio. Sliding doors to front providing access directly to the garden. Radiator. Interlinking door with garage. Ceiling light. Solid oak flooring under carpet.

GARAGE **5.23m x 3.76m**

Large single garage with ample space for car. Has additional storage. Electric roller door to front. Ceiling light. Power point. Water tap.

Outside

10 Holroyd Road is well positioned within a generous wrap round garden with a large concrete driveway providing parking for several vehicles including motorhome. Steps from the driveway lead up to the front door with a cleverly terraced garden surrounding the property with a variety of areas to enjoy the garden and views. The garden is well stocked with a variety of well-established perennials and shrubs providing colour and interest all year round.

To the side of the property is a generous lawned area and a large, secluded decking area which is an ideal space for alfresco dining or entertaining steps leading up through a rockery garden to an elevated seating area which enjoys spectacular views of the town and hills beyond.

BURDENS

The Council Tax Band relating to this property is F.

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 our office.

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/MCKIG02-03



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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