



Burnbank, 1 Kirkbrae, Twynholm, DG6 4NX

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Offers in the region of £100,000

“Exciting development opportunity with Planning Permission to form a 3 bed dwellinghouse, located in the heart of Twynholm village”

Ground Floor

- + Lounge Bar
- + Public Bar
- + Toilets
- + Store

First Floor

- + Dining/Function Room
- + Kitchen
- + Toilets x 2

Outside

- + Parking
- + Rear Garden
- + Cellar

EPC Rating G



LOCATION

The property is located in the heart of Twynholm village, alongside the burn, and provides a primary school, pub, garage/shop, church, garage, village hall and is on a major bus routes being immediately accessible to the A75 euro-route. A wider range of amenities and services are available in the nearby town of Kirkcudbright which is approximately 4 miles distant and has a health centre, secondary schooling and swimming pool. The popular market town of Castle Douglas is approximately 8 miles distant.

DESCRIPTION

Formerly part of the Burnbank Hotel, this spacious, semi-detached property offers an exciting, ongoing, development opportunity. The property presently comprises spacious and bright separate lounge and public bars on the ground floor, and generous sized dining/function room and kitchen on the first floor.

A Grant of Planning Permission was obtained in 2022 to form a 3 bedroom dwellinghouse (Ref. 21/2411/FUL). New UPVC windows have been installed at the front of the property and it has also been partially re-roofed. Many of the internal fixtures and fittings have been removed and the gas central heating is not connected.

Outside, there is parking at the front and steps which lead down to the cellar. There is also a small area of garden ground at the rear.

ACCOMMODATION

Ground Floor

Entrance Porch

Part single glazed wooden external front door; single glazed windows on three sides; tiled flooring; radiator; glass inner door and side screens to the hall.

Hall

Staircase to the first floor and fire doors to the lounge bar and public bar; meters and fuse box; tiled flooring; radiator.

Lounge Bar

Spacious, light room with large UPVC double glazed window to the front and small UPVC window to the rear; extractor fan; coving; fitted carpet; two radiators; opening which leads through to the store room and public bar, door to adjoining property (locked) and door to the toilets.

Toilets

Obscure UPVC window to the rear; w.c. and two wash-hand basins with a tiled splash-back and fitted wall mirror; tiled flooring; radiator.

Inner Hall

Open under stair storage area with bt connection point; door to the store room and opening to the public bar.

Store Room

Sink unit and drainer; concrete floor.

Public Bar

Another bright room with UPVC window to the front overlooking the burn and two UPVC windows to the side; coving; two radiators.

First Floor

First Floor Landing

Carpeted staircase to the first floor landing; door to toilets and open accesses to the dining/function room and the kitchen.

Dining/Function Room

Spacious room with two large UPVC windows to the front; solid wood flooring; part wood panelling to walls; small UPVC window to the rear; door to the adjoining property (locked); door to toilets; downlights and wall lights; two radiators.

Toilets

Obscure UPVC window to the rear; w.c. x 2; 2 wash-hand basins with tiled splash-back and fitted wall mirror above; tiled and wood flooring; radiator.



Kitchen

Generous sized room with large UPVC window to the front; two UPVC side facing windows (1 damaged); vinyl flooring; two doors to the dining/function room.

Toilets

Obscure UPVC window to the rear; w.c.; substantially tiled walls and tiled flooring.

OUTSIDE

Garden

There is a tarmac parking area at the front of the property. Outside light. Steps lead down to the cellar where there is also a small area of grass/seating area next to the burn.

There is a small area of garden ground at the rear of the property presently laid to gravel.

Cellar (5.26m x 2.85)

Steps from the front of the property lead to the cellar. Concrete floor; light.

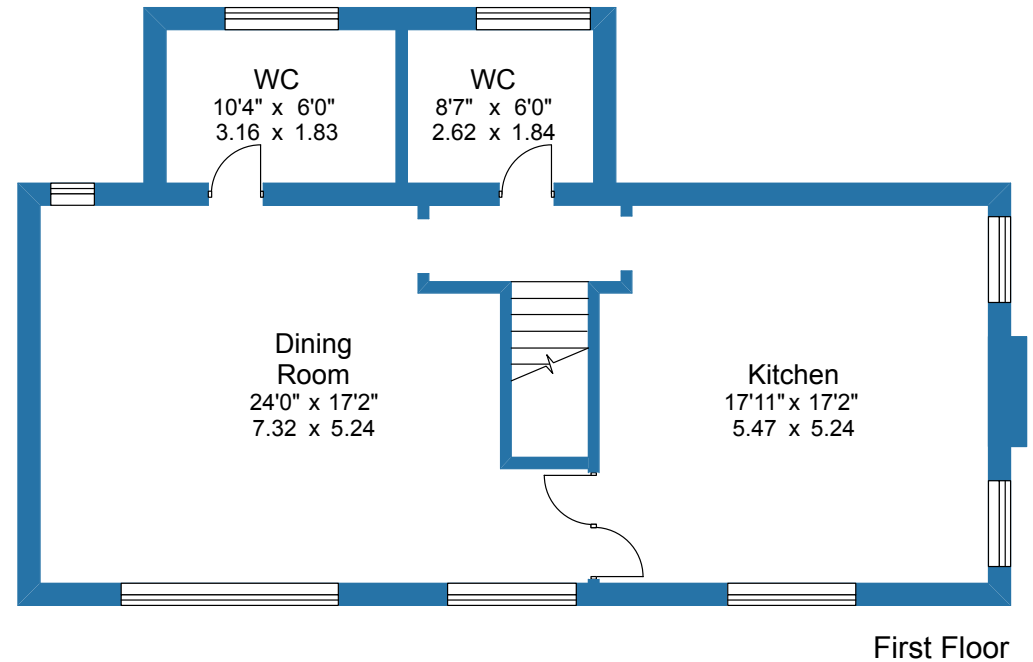
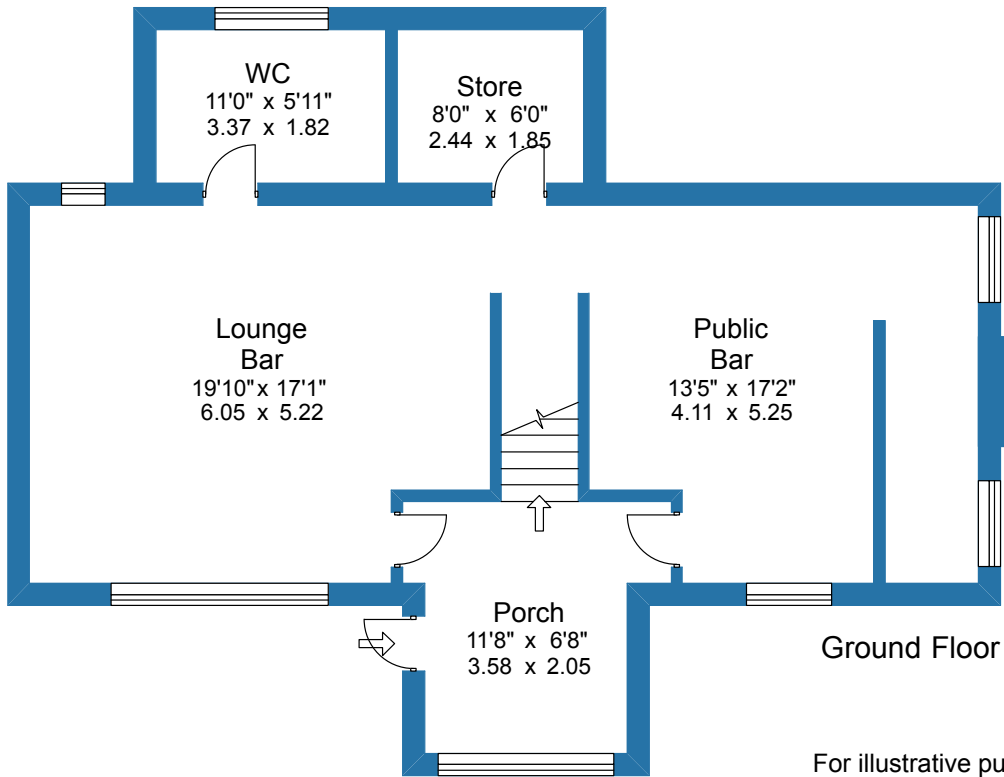
VIEWING

By appointment with the Selling Agents.

OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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01556 503744

33 High Street
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DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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