



19 Main Street, Twynholm, DG6 4NT

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“Charming, traditional, 4 bedroom
property with generous grounds”

Ground Floor

- + Lounge/Dining Room
- + Dining Kitchen
- + Shower Room

First Floor

- + 3 Double Bedrooms
- + Study
- + Bathroom

Second Floor

- + Double Bedroom
- + Box Room

EPC Rating E



LOCATION

The property is located in the heart of Twynholm village which has a primary school, pub, garage/shop, church and village hall. 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 school and swimming pool. The popular market town of Castle Douglas is approximately 8 miles distant.

DESCRIPTION

Charming, traditional, stone built, semi-detached property with generous grounds and two detached metal workshops. The property offers spaciously laid out accommodation arranged over three floors with high ceilings, light-filled rooms and attractive original features including cornicing, wood finishes and an Aga. It has UPVC double glazing, gas central heating and a gas fire in the lounge.

On the ground floor there are a most spacious lounge/dining room, dining kitchen and shower room located off the rear vestibule. On the first floor, there are 3 double bedrooms, a study and a family bathroom. A 4th bedroom and box room are located on the second floor and complete the accommodation. Outside, the extensive gardens are laid to lawn with two detached metal sheds at the side of the property. We understand that this area of ground has lapsed Planning Permission for development.

This property would benefit from refurbishment throughout and provides an exciting opportunity to transform an excellent family home.

Ground Floor

Vestibule

Part obscure glazed UPVC external front door; original tiled flooring; cornicing; half height wood lining boards to walls; fitted cupboard storing meters and fuse box; part obscure glass inner door and side screen to hall.

Hall

High ceilinged entrance with traditional staircase to the first floor; cornicing; half height wood lining boards to walls; telephone point; coat hooks; smoke alarm; fitted carpet; radiator; part obscure glass door to kitchen and door to lounge/dining room.

Lounge/Dining Room

Spacious, light room with windows to both the front and side; solid wood fire-place housing a gas fire with back boiler and a marble effect surround; cornicing; smoke alarm; fitted carpet; two radiators; door to dining kitchen.

Dining Kitchen

Spacious room with window to the rear; range of fitted wall and floor units with a central oil fired Aga; stainless steel sink unit and double drainer; electric cooker point; tiled splash-backs; space for fridge freezer and washing machine; heat detector; coat hooks; telephone point; under stairs storage area; central heating control and thermostat; vinyl flooring; radiator; part obscure glass door to rear vestibule.

Rear Vestibule

Part obscure glazed UPVC external door to the rear garden; coat hooks; fitted wall cupboard; tiled flooring; door to shower room.

Shower Room

Obscure glazed window to side; white w.c. and wash-hand basin with a white tiled splash-back; corner shower tray with mains shower over and a tiled splash-back; tiled flooring; radiator.

Mid Landing

The staircase with original wooden balustrade and banister leads to a mid landing where the staircase separates to the rear, giving access to bedroom 2 and the bathroom. Double shelved airing cupboard with hot water cylinder; smoke alarm; access hatch to insulated roof space.

Bedroom 2

Spacious, bright, double bedroom with window to the rear overlooking the garden and window to the side; fitted wardrobes comprising two double wardrobes, dressing table unit and further storage above; white wash-hand basin with tiled splash-back; fitted wall mirror; wall light; fitted carpet; radiator.

Bathroom

Obscure glazed window to the rear; white suite of bath with mains shower over and a white tiled splash-back, white w.c. and wash-hand basin with splash-back; fitted wall mirror; electric heated towel rail; radiator.

First Floor

First Floor Landing

From the mid landing, three stairs lead to the first floor landing, bedrooms 3 and 4, study and the staircase to the second floor. Cornicing; smoke alarm; fitted carpet; radiator.

Bedroom 3

Spacious, double bedroom with window to the side; built-in wardrobe with hanging space and shelf above; wash-hand basin with tiled splash-back; cornicing; fitted carpet; radiator.

Bedroom 4

Double bedroom with window to the front; cornicing; fitted carpet; radiator.

Study

Window to the front; cornicing; fitted carpet; radiator.

Second Floor

Second Floor Landing

The staircase continues to the second floor landing and lit by a skylight window. This gives access to bedroom 1 and the box room; smoke alarm.

Bedroom 1

Spacious, double bedroom with bay window to the front which provides distant views; part coomb ceiled; access hatch to eaves; fitted carpet.

Box Room

Part coomb ceiled; skylight window; access to eaves and ceiling access hatch; fitted carpet.

OUTSIDE

Garden

The front garden comprises shrubs with a pathway to the front door and bounded by walling. A substantial grass area alongside the property leads to the rear garden.

The sizeable rear garden is laid to lawn with a shed and greenhouse (dilapidated).



Workshops

Two large, detached, metal workshops with power and light are located to the right of the dwellinghouse with an area of ground beyond. We have been advised that this area of has lapsed Planning Permission for development.

VIEWING

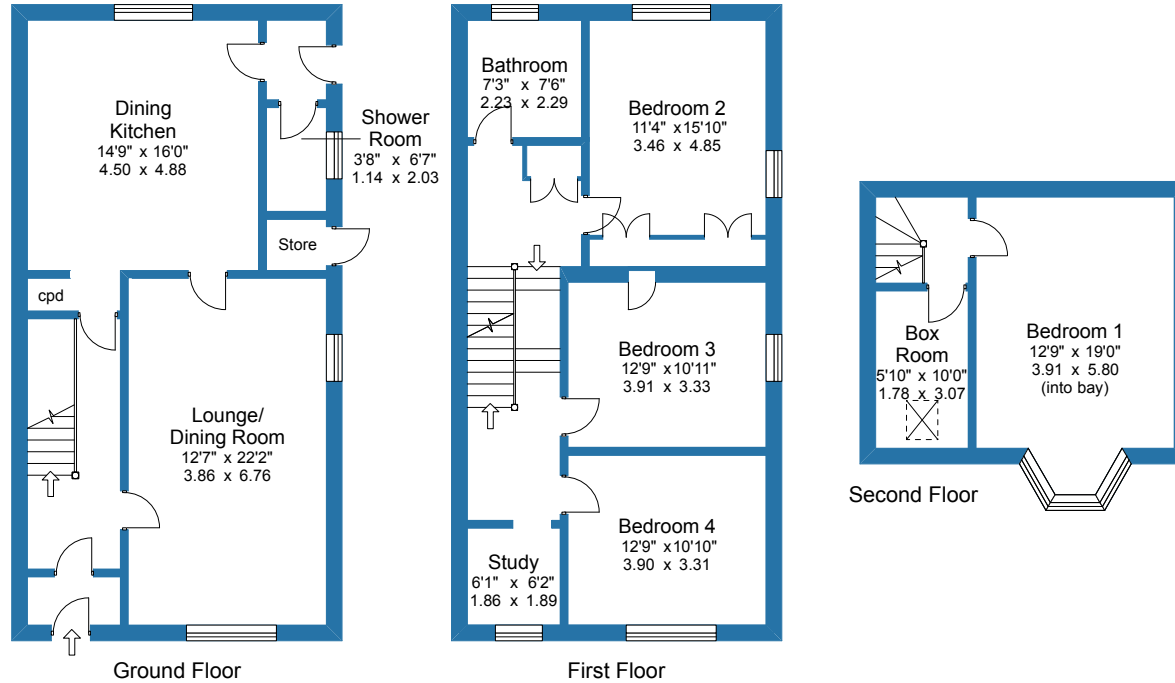
By appointment with the Selling Agents.

Home Report

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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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