



1 Holroyd Close, Kirkcudbright, DG6 4HS

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Offers over £295,000

“Desirable detached bungalow and integral garage set within generous landscaped gardens, enjoying elevated views across town and beyond”

Ground Floor

- + Lounge
- + Open plan Sitting Room and Dining Room
- + Kitchen
- + 3 Bedrooms
- + Shower Room

Outside

- + Garden
- + Integral Garage
- + Potting Shed

EPC Rating C



LOCATION

The property is located in a sought after private residential area on the edge of town enjoying an elevated position and views across town and towards the hills beyond. The property is within easy reach of the local facilities, including a primary and secondary school, swimming pool and other recreational pursuits. Kirkcudbright is an attractive fishing town in picturesque Galloway and benefits from a range of amenities including a variety of shops, hotels, cafes and galleries.

DESCRIPTION

Desirable detached bungalow and integral garage attractively set within beautifully landscaped gardens approached by a sweeping driveway. The property has well presented, light filled, flexible living space and layout arranged over one floor comprising lounge, open plan sitting room and dining room, and a well-appointed fitted kitchen. There are three bedrooms (two double and one single), each with built in wardrobes, served by a modern fitted shower room. It has UPVC double glazing, gas central heating and an electric fire in the lounge.

Outside, the property is set within well-sized, attractive lawned gardens with seating areas, a variety of trees, shrubs and flowers and a wooden potting shed.

ACCOMMODATION

Ground Floor

Vestibule

UPVC wood grain effect double glazed door and side screen; fitted display shelf; coving; fitted carpet; obscure glass inner door and side screen to hall.

Entrance Hall

A welcoming entrance with doors to the lounge, kitchen, 3 bedrooms and shower room. Built-in double cloaks cupboard with hanging space and storage shelf; access hatch with fitted ladder to roof space; telephone point; smoke detector; carbon monoxide detector; built-in double shelved airing cupboard also storing the Worcester gas central heating boiler; fitted display shelf; coving; fitted carpet; radiator.

Lounge

Attractive, light room with large picture window to the front; electric fire in a wooden surround; television aerial connection; smoke detector; coving; radiator; door to open plan sitting room and dining room.

Open plan Sitting Room and Dining Room

A lovely space with two rear facing windows overlooking the garden with an archway and step leading from the sitting room to the dining room. Coving; central heating thermostat; fitted carpet; two radiators; door to the kitchen and door to the garage.

Kitchen

Bright room with window to the rear overlooking the garden; white wooden fitted wall and floor units including glass fronted and corner shelved units, under unit lighting, complementing stone effect worktop and a white tiled splash-back; built-in stainless steel Whirlpool cooker with a 5 ring gas hob and extractor hood above; stainless steel sink unit and drainer; integrated fridge; Bosch washing machine; coving; smoke detector; vinyl flooring; radiator; part obscure glazed UPVC external door to the rear garden.

Bedroom 1

Double bedroom with window to the front; built-in double wardrobe with hanging space and shelf above; coving; fitted carpet; radiator.

Bedroom 2

Double bedroom with window to the rear overlooking the garden and beyond; built-in double wardrobe with hanging space and shelf above; coving; smoke detector; fitted carpet; radiator.

Bedroom 3

Single bedroom with window to the front; built-in wardrobe with hanging space and shelf above; fitted storage shelf; coving; fitted carpet; radiator.

Shower Room

Obscure glazed window to the rear; modern white suite of w.c. and wash-hand basin in vanity unit with downlit fitted vanity mirror and shelving; shower cabinet with Mira mains shower with a tiled surround; full tiling to walls; coving; towel rail radiator; non-slip flooring; radiator.

OUTSIDE

Garden

A sweeping tarmac driveway leads to the garage and sizeable tarmac parking area. There is an area of lawn with flower and shrub borders at the front which extends round the side of the property where there is a screened paved seating area providing fantastic uninterrupted views. A pathway continues to the rear garden which is also laid largely in lawn with flower and shrub borders, a wooden potting shed and a paved seating area where views can also be enjoyed. There is a concrete hardstanding at the other side of the property with an outside water tap. Outside lights.

Garage

Everest metal up and over door; concrete floor; power and light; gas and electric meters and fuse box; two fitted storage shelves; access hatch to roof space with fitted ladder.

VIEWING

By appointment with the Selling Agents.

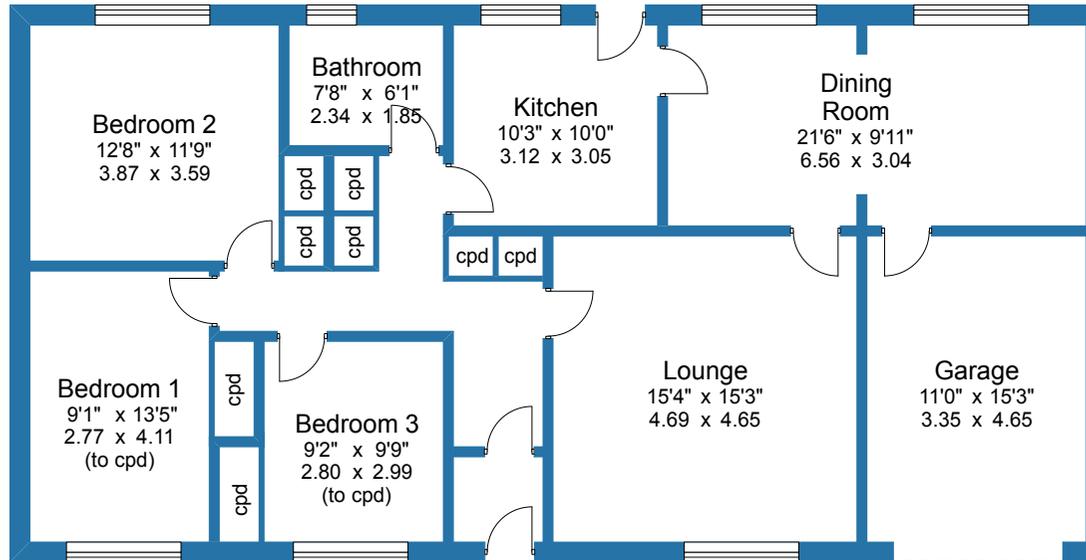
HOME REPORT

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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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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