



2 HOLROYD ROAD
KIRKCUDBRIGHT

OFFERS OVER
£200,000

Immaculately maintained, detached 2 bedroom bungalow, situated within a popular residential area of Kirkcudbright. In excellent decorative order throughout.

- Living Room
- Dining Kitchen
- Conservatory
- 2 Bedrooms (one en-suite)
- Bathroom
- Laundry Room
- Garage
- Garden
- EPC Rating – D
- White goods and certain contents may be available under separate negotiation.

40 / 42 St Mary Street,
Kirkcudbright, DG6 4DN
Telephone: 01557 331217
Fax: 01557 331301
e-mail: ncavers@caversandco.com
www.caversandco.com



Cavers & Co.
Solicitors and Estate Agents



2 Holroyd Road is a beautifully presented detached bungalow located in a quiet, much sought after area of Kirkcudbright. The property benefits from generously proportioned accommodation and has many attractive features including attractive garden grounds, garage and ample off street parking. 2 Holroyd Road is a highly desirable property that would make a comfortable family home or perfect retirement property.

Set amidst beautiful coastal countryside, Kirkcudbright enjoys a sheltered position in the estuary of the River Dee on the north Solway shore. Established as a Royal Burgh in 1455, Kirkcudbright has always been supported by a busy fishing trade. The marina is popular and offers one of the safest anchorages on the north Solway coast. Behind the harbour, the streets have housed generations of creative talents. Kirkcudbright's historical connections and its present flourishing colony of artists have led to Kirkcudbright being called "The Artist's Town". The area in general offers a quiet and relaxing atmosphere, safe country roads and stunning coastal landscapes.

Accommodation Comprises:

Vestibule

UPVC outer door leads into vestibule; side viewing pane; hardwood floor; ceiling light. Inner glazed hardwood door with side viewing pane leads into Hallway.

Hall

Cloak cupboard; ceiling light; radiator; loft access hatch.

Living Room

4.96m x 4.60m (16'3 x 15'2)

Large bright room with picture window to front. Electric fire set in marble effect surround and wooden mantle; ceiling light; radiator.

Dining Kitchen

4.68m x 2.70m (15'4 x 8'11)

Large kitchen with space for a dining table. Window out to rear; excellent range of fitted floor and wall units with complementing work surface; tiled splashbacks; stainless steel sink and drainer with mixer tap; integrated oven and grill; integrated ceramic hob with overhead extractor hood; plumbed for dishwasher; space for large fridge/freezer; vinyl flooring; ceiling striplight; radiator.

Conservatory

3.97m x 3.19m (13'0 x 10'6)

Spacious conservatory with doors leading to both front and back of property; hardwood flooring; ceiling light and fan.

Bedroom 1

3.23m x 3.44m (10'7 x 11'3)

Double bedroom with window to rear; built-in wardrobes offering excellent hanging and storage space; ceiling light; radiator.

En-suite

2.43m x 0.91m (8'0 x 3'0)

Comprising WC, wash hand basin and shower cubicle with electric shower; tiled walls; ceiling light; extractor fan.

Bedroom 2

3.16m x 3.23m (10'5 x 10'7)

Double bedroom with window to front; built-in wardrobes offering excellent hanging and storage space; radiator.



Laundry Room

3.00m x 1.76m (9'10 x 5'9)

Plumbed for washing machine; space for tumble dryer; space for freezer; stainless steel sink set in unit with cupboards below; ceiling light. Access door through to Garage.

Garage

Single garage with power and light; up and over garage door; pedestrian door to Laundry Room.



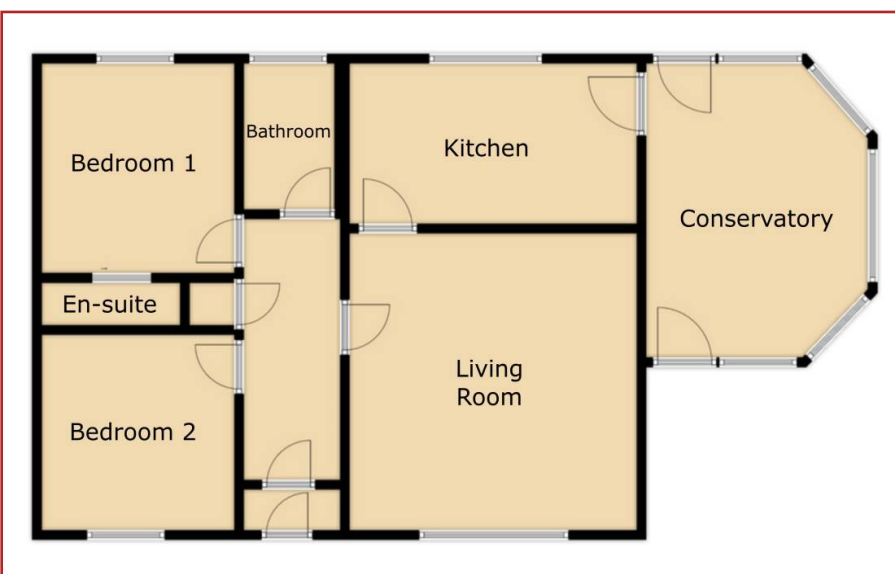
Outside

Paved driveway leading to the garage with steps up to the front door; an additional gravelled parking area is located to the other side of the property. The remainder of the garden is low maintenance and consists of well stocked borders and flowerbeds and a fenced lawned area. Two wooden garden sheds, greenhouse.

More photos at caversandco.com



*All measurements taken to widest point



Services: Mains gas, electricity, water and drainage.

Postcode: DG6 4HR

Council Tax Band: D

Entry: By negotiation

Viewing: By appointment through Cavers & Co

Home Report: Download at www.onesurvey.org

OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.



Cavers & Co.
Solicitors and Estate Agents

40 / 42 St Mary Street,
Kirkcudbright, DG6 4DN
Telephone: 01557 331217
Fax: 01557 331301
e-mail: ncavers@caversandco.com
www.caversandco.com