



Glenholm
The Nook | Kippford | Dalbeattie | Kirkcudbrightshire | DG5 4LL

GLENHOLM





KEY FEATURES

Glenholm sits within approximately 1/3 acre in an elevated position at the head of a quiet residential cul-de-sac, in the sought after sailing village of Kippford. The property enjoys privacy, views to the harbour and excellent walking routes from the doorstep, including the lovely coastal walk from Kippford to nearby Rockcliffe.

The accommodation extends to 193 sq m and has been modernised over recent years to include a state of the art kitchen, new carpets, fresh decoration and modern bath/shower rooms. The flexible layout and generous rooms make this a very versatile property with many opportunities.













KEY FEATURES

Ground Floor

An entrance vestibule opens into a welcoming hallway, with bedrooms located off to the left and living accommodation to the right. A few stairs from the hall lead up to a bright open plan dining room, with large picture window giving views down towards the Sailing Club and local harbour. The spacious lounge boasts a dual aspect with two large windows, and enjoys views to the marina and the Galloway hills, solid cherrywood flooring and an impressive Clearview multi-fuel stove.

The kitchen/breakfast room is superb, fitted with modern 'Astral Blue' cabinetry, complementary worksurfaces, induction hob and integrated appliances. Double doors open out to an impressive glass balcony; ideal for alfresco entertaining.

There are four double bedrooms on the ground floor (one presently used as a study). The principal bedroom enjoys views to the front, built-in wardrobes and a modern en-suite, comprising of shower over bath, WC, wash hand basin and heated towel rail. The remaining bedrooms are all well-proportioned and most have built-in wardrobes. The family bathroom comprises a shower cubicle, WC, wash hand basin and heated towel rail. It is worth noting that there is underfloor heating to the ground floor bathrooms.















KEY FEATURES

Lower Ground Floor

The lower ground floor offers potential, along with a possible garage conversion, to create a self-contained unit for family use or holiday accommodation (subject to the necessary planning consents).

There is a charming sitting room with double doors that lead out to a rear patio, that could easily be utilised as a fifth bedroom if so desired. Adjacent to this is a modern shower room and a separate, spacious utility room, with built in cabinets, sink, oil fired boiler and direct access to the rear garden.

Outside

The property is approached via a tarmac driveway which leads to the front of the property, gives direct access to the garage and offers ample parking for several cars. There is space for a motorhome/caravan to the side of the property too, if necessary.

The garden extends to approximately 1/3 acre and wrap around the house. The garden enjoys high levels of privacy, is laid to lawn in areas, with a wide variety of mature shrubs, trees and flowering borders and has been designed to offer several seating areas, in particular the patio to the front, which overlooks the pond and enjoys the afternoon/evening sun.

Running along the rear boundary is a track that leads up to a woodland area and down to the marina, offering lovely walks from the doorstep. It is also just a short walk from a coastal walk to nearby Rockcliffe.







LOCAL AREA

Kippford is one of the most desirable areas in the region, featuring beautiful coastal walks as well as being on the edge of Dalbeattie Woods, which is ideal for cycling and walking. Kippford is a picturesque sailing village and a popular holiday destination, four miles from Dalbeattie. Within the village are two inns, the award-winning Solway Sailing Club, a cafe/gift shop, village hall and a 9 hole golf course.

The nearby town of Dalbeattie offers a large range of amenities as well as primary and secondary schools, health centre and veterinary services. The region's capital of Dumfries is 18 miles to the east and offers a wide range of services including a major hospital.

The South West of Scotland is well known for its mild climate, attractive unspoilt countryside and a wide range of outdoor pursuits. The Solway Coast is popular with sailors and Kippford have safe moorings.

Transport links to the area are very good. There is a main line railway station in Dumfries, and there are regular flights to the rest of the UK, Ireland and Europe from Prestwick Airport, which is about 1 1/2 hour's drive to the north. Edinburgh and Glasgow can be reached in less than two hours.





INFORMATION

Services:

Mains electricity, water and drainage. Oil central heating, partial underfloor heating. Double glazed throughout.

Local Authority:

Dumfries & Galloway

Council Tax Band: D

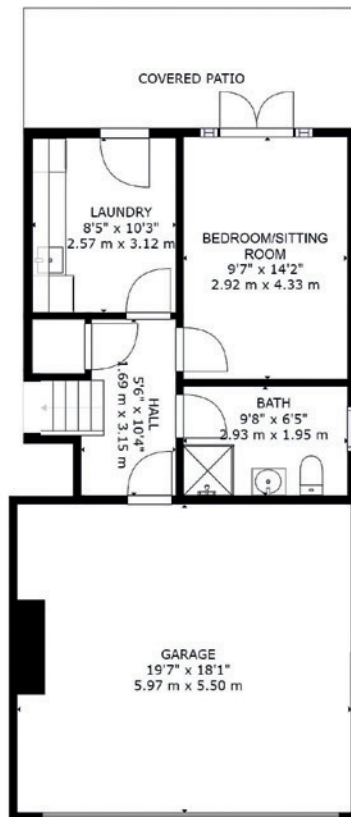
EPC: Rating D

Viewings:

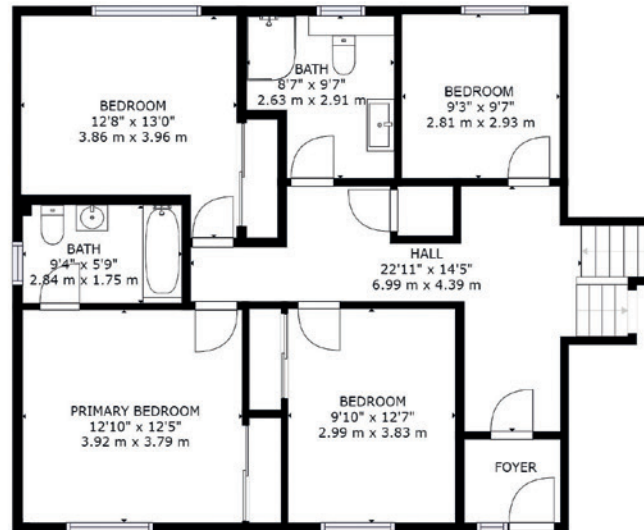
Strictly by appointment with the selling agents, Fine & Country South Scotland.

Offers:

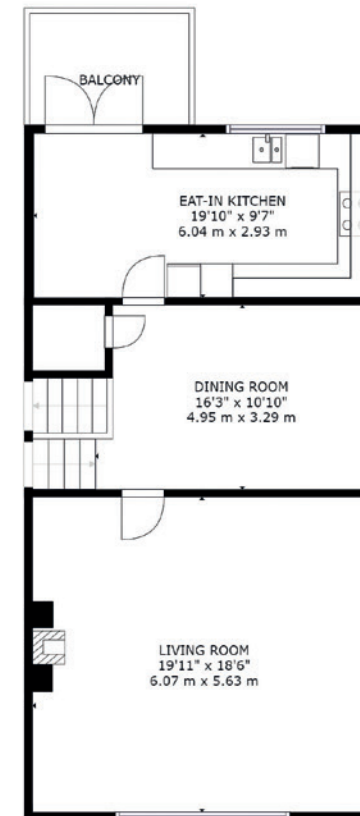
All offers should be made in Scottish Legal Form to the offices of the Sole Selling Agents, Fine & Country South Scotland by email to southscotland@fineandcountry.com



FLOOR 1

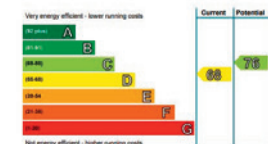


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 377 sq. ft, 35 m², FLOOR 2: 970 sq. ft, 90 m²
FLOOR 3: 792 sq. ft, 74 m², EXCLUDED AREAS:
GARAGE: 354 sq. ft, 33 m², BALCONY: 61 sq. ft, 6 m²
TOTAL: 2139 sq. ft, 199 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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