



Cavers & Co.
Solicitors & Estate Agents

6B HOLROYD ROAD, KIRKCUDBRIGHT, DG6 4HR

Offers Over £165,000



Well-appointed semi-detached house situated in a sought after private residential area on the edge of Kirkcudbright. Internally the accommodation is beautifully proportioned providing bright and comfortable living. Externally there is a terraced, easily maintained garden to the rear and off road parking to the front. 6B Holroyd Road is a superb property in an excellent location and would be ideal for the first time buyer or perfect for those looking to downsize.

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:

- Living Room
- Dining Kitchen
- Ground Floor Bedroom
- Bathroom
- First Floor Bedroom with En-suite
- Garden
- Off road parking
- Council Tax Band - C
- EPC Rating – D (67)

Hallway

Wooden door leads in from side of property. Wooden stairs and banister to first floor. Wooden flooring radiator; ceiling light.

Living Room

4.34m x 3.34m (14'3 x 11'10)

Large bright living room with picture window to front. Wooden hearth and surround; radiator; ceiling spotlights.

Dining Kitchen

Kitchen 3.44m x 1.96m (11'2 x 6'4)

Dining Room 3.04m x 1.58m (9'8 x 5'2)

Kitchen comprises of wall and floor units with complementing work surface; integrated electric oven; integrated electric hob with extractor hood; sink and drainer with mixer tap; plumbed for washing machine; space for tumble dryer; space for under counter fridge and freezer; plumbed for dishwasher; window to rear; tiled splashbacks; laminate flooring; ceiling spotlights. Space for dining table; patio doors out to rear; built-in cupboard; radiator; ceiling spotlights.

Bedroom 1

2.95m x 3.32m (9'7 x 10'9)

Large, bright double bedroom with window to the front. Built-in wardrobe with hanging and shelf space; radiator; ceiling light.

Bathroom

2.00m x 2.10m (6'6 x 6'9)

Comprising WC and wash hand basin set in vanity unit, corner bath and corner shower cubicle with integral shower; window to side; part tiled walls; vinyl flooring; wall mounted mirror over wash hand basin; ceiling light.

Bedroom 2

3.90m x 3.16m (12'8 x 10'4)

First floor double bedroom with Velux window to front; part coombed ceiling; radiator; ceiling light.

En-suite

2.80m x 1.44m (6'8 x 4'7)

Comprising WC and wash hand basin; Velux window to front; part coombed ceiling; radiator' ceiling light.

Walk-in Wardrobe

3.97m x 1.32m (13'2 x 4'3)

Large walk-in wardrobe with shelf and hanging space; access door to eaves storage; Velux window to rear; ceiling light.

Outside

Terraced garden to the rear with seating area immediately to the rear access from the patio doors from the dining room. Steps up to large decked area bordered by ornamental shrubs and trees. Two wooden garden sheds; drying area. To the front the garden is part paved and part gravelled and bordered by ornamental shrubs, gravelled parking area.

Services: Mains gas, electricity, water and drainage.

Postcode: DG6 4HR

Entry: By negotiation

Viewing: By appointment through **Cavers & Co**

Home Report: Available from [onesurvey.org](https://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.







