



# Cavers & Co.

Solicitors & Estate Agents  
Tel: 01557 331217 [www.caversandco.com](http://www.caversandco.com)

**10 HOLROYD ROAD, KIRKCUDBRIGHT, DG6 4HR**

**Offers Over £335,000**



Beautifully presented detached property in a sought-after location in the popular town of Kirkcudbright.

10 Holroyd Road is an immaculately presented property enjoying an elevated position with far reaching views over the town to the distant hills. The living accommodation is beautifully proportioned, providing bright and comfortable living. Situated on a large plot the gardens wrap around the property offering privacy, plus a large garage and extensive driveway providing ample parking for several vehicles. 10 Holroyd Road is a highly desirable property and would make a very comfortable family home.

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
- Utility Room
- Four bedrooms (one en-suite)
- Bathroom
- Large garden
- Driveway and garage
- Council Tax Band - G
- EPC Rating – E (54)

### Entrance Vestibule

UPVC outer door with obscured side screen leads into Vestibule. Double cloak cupboard with hanging and shelf space, ceiling light. Glazed double doors lead into Hallway.

### Hallway

Bright and spacious L-shaped hallway giving access to all main living areas. Two light tunnels which add extra natural light to the Hallway. Built in cupboard housing boiler, ceiling light, radiators.

### Living Room

5.40m x 4.11m (17'7 x 13'5)

Glazed double doors give access from Hallway. Light and airy living room with ample natural light from large picture window looking out to the front. Inset gas fire, ceiling light, radiator. Large sliding door with glazed side panels leads out to south facing balcony ideal for enjoying the sunset in an evening.

### Dining Kitchen

5.48m x 6.70m (17'10 x 21'10)

Spacious and light dining kitchen with large window out to side. Good range of cream kitchen units with laminate worksurface. Stainless steel sink with mixer tap, integrated Bosch double oven, integrated ceramic hob with extractor hood above, space for large fridge/freezer. Breakfast bar and ample space for large table and chairs. Recessed ceiling spotlights, radiators. Door through to Utility Room.

### Utility Room

3.13m x 1.51m (10'3 x 4'9)

Wall and floor units to match the kitchen; stainless steel sink and drainer with mixer tap, plumbed for washing machine, integrated dishwasher, large storage cupboard; ceiling light, radiator, door out to side.

### Bedroom 1

4.16m x 3.36m (13'6 x 11'0)

A large double bedroom with window to front; two built in double wardrobes with hanging and shelf space; ceiling light, radiator; door to en-suite.

### En-suite

2.15m x 1.02m (7'0 x 3'3)

Comprising WC, wash hand basin and shower cubicle with electric shower. Wall mounted mirror, window out to side, tiled walls, ceiling light; radiator.

### Bedroom 2

3.96m x 2.90m (13'0 x 9'5)

Large double bedroom with window to rear; built in double wardrobe with hanging and shelf space; ceiling light; radiator.

### Bedroom 3

2.89m x 2.58m (9'5 x 8'5)

Large double bedroom with window to rear. Built in double wardrobe with hanging and shelf space; ceiling light; radiator.

### Bedroom 4

2.29m x 3.34m (7'5 x 10'9)

Double bedroom with window to front. Ceiling light, radiator.

### Bathroom

2.91m x 1.75m (9'5 x 5'7)

Comprising WC, wash hand basin, bath and corner shower cubicle with electric shower. Wall mounted cupboard, fixed mirror above wash hand basin, tiled walls, window out to rear, ceiling light, radiator.

### Garden Room

5.23m x 3.76m (17'1 x 12'3)

Useful space located next to the garage ideal as a garden room or previously used as a hobby room. Sliding doors to the front, door through to Garage, ceiling light, radiator.

### Garage

5.23m x 3.76m (17'1 x 12'3)

Large single garage with ample space for vehicle and storage. Electric roller door to front, door through to Garden Room, ceiling light.

### Outside

Large driveway with ample space for parking, stairs lead up to the front door. The front garden is terraced and contains colourful shrubs and plants. The side garden is mainly laid to lawn with part securely fenced. To the other side of the property wooden stairs lead up to a decked area with secure fencing. The rear garden is mainly graveled with raised patio area which gives spectacular views over the town.

Services: Mains gas, electricity, water and drainage.

Entry: By negotiation

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

Home Report: Available from One Survey using postcode DG6 4EU

### 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.









