

‘Inchmalloch’

Kirkcowan, DG8 0DD



Newly built, 3-bedroom detached property in excellent condition through out.

Offers Over: £300,000 are invited

‘Inchmalloch’ , Kirkcowan, DG8 0DD



1



3



1

Key Features:

- . Spacious family home
- . Modern build (approx. 5 years old)
- . Air source under floor heating
- . Multi fuel burning stove
- . Full UPVC Double glazing
- . Stunning views
- . Solar panels & wind turbine
- . Rural location
- . Sits on approx. 2.2 acres



GAP

galloway & ayrshire properties



Property description

Located within a tranquil setting, just outside the rural village of Kirkcowan, sits a modern build (approx. 5 years old), detached property which comes with approximately 2.2 acres of land. Sitting on a generous plot with a stunning outlook over farmland & beyond. In excellent condition throughout currently comprising of three bedrooms, open lounge and dining kitchen as well as potential for the current loft to be converted into upstairs accommodation. There are many attractive and innovative features to appreciate within this splendid home including tasteful décor, full double glazing as well as air source under floor heating. The plot currently comprises of maintained garden grounds, planting borders, gravels pathways allowing access to polytunnels/ vegetable patches as well as the property benefitting from solar panels and a wind turbine. A desirable location with stunning views all around, viewing this property is to be thoroughly recommended.

Of timber frame construction under a slate roof, this property is completely off the grid currently being powered by lithium batteries which are rechargeable through a feed from the wind turbine and solar panels. There are also two back-up generators one of which is petrol (7.5kw) and another which is diesel (6kw). This system can be monitored via a mobile phone app displaying performance. This property also benefits from receiving an annual allowance to contribute towards energy costs generated via a local windfarm. 'Inchmalloch', is an ideal opportunity for those wishing to relocate to the countryside with generous grounds which make for a gardener's paradise or potential for those who keep animals or have equestrian interests. The location benefits from have the feeling of total isolation although only being approx. 10 minutes from the a75 and the village of Kirkcowan being only 4 miles distant (approx.).

The village of Kirkcowan is where all local amenities are to be found. All major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities.





Accommodation

Hallway

Front entrance into open hallway providing full access to property as well as hatch access into floored loft space which has potential to be converted into upper floor accommodation. Thermostat to control heating, integrated smoke detector as well as built in cupboard with underfloor heating controls.

Sitting/ Dining area

Open plan sitting and dining area with multi fuel stove, TV point, 4 x double glazed windows and integrated smoke detector and thermostat. Open access to kitchen.

Kitchen

Open galley style kitchen with floor and wall mounted units, integrated 'Bosch' cooker and 'Neff' induction hob as well as built in extractor fan and concrete fitted sink unit.

Bathroom

Generous sized modern bathroom with shower over bath, WHB and toilet. Splash panel boarding with double glazed window and fitted extractor fan.

Bedroom/ Study

Currently used as a study towards the rear of the property, potential 3rd bedroom with 2 x double glazed windows providing rear outlook as well as thermostat.

Bedroom 2

Double bedroom towards the rear of the property with 2 x double glazed windows and built in storage as well as fitted thermostat.

Bedroom 1

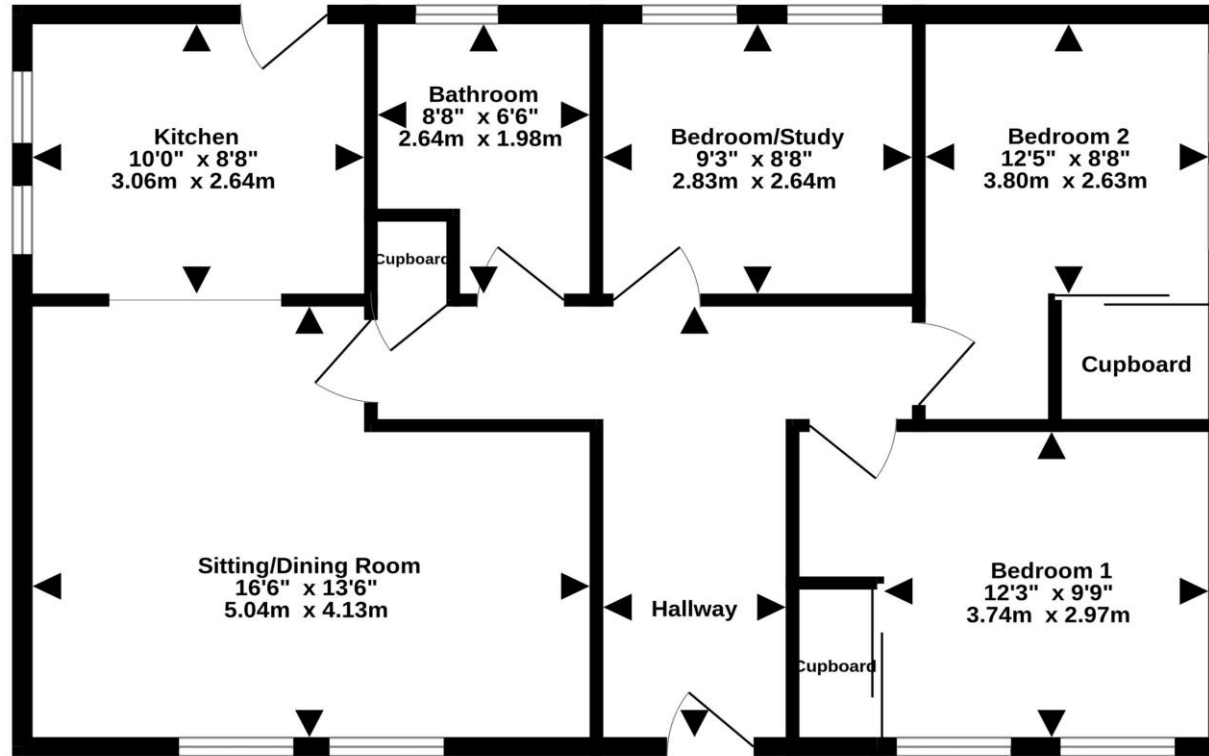
Double bedroom towards to front of the property with 2 x double glazed windows, built in storage and TV point as well as thermostat.

Garden

Sitting on 2.2 acres with maintained lawn areas, concrete patio area, fully enclosed section to rear, planting borders, polytunnels, sections for growing fruit/veg. Solar panels and wind turbine as well as outbuildings storing lithium batteries as well as controls for wind turbine and both a petrol and diesel generator.



Ground Floor
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band D

EPC RATING

C (79)

SERVICES

Electricity via lithium batteries, private water supply and air source under floor heating

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

