

**13 Main Street, Kirkcolm**  
Stranraer

Offers Over £170,000 are invited



## 13 Main Street

Kirkcolm, Stranraer

Local amenities are available in the village of Kirkcolm and include a church, public house and primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school, are all to be found in the town of Stranraer some 9 miles distant. A bus service to both primary and secondary school is available from close by. Other amenities within easy reach include access to Wig Bay sailing club, Creachmore golf club and trout fishing only a few minutes drive away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Extensively extended cottage
- Located within the popular village of Kirkcolm
- Spacious family accommodation over two levels
- Splendid dining kitchen
- Delightful bathroom
- Upper lounge overlooking the garden
- Fully landscaped garden ground
- Oil fired central heating
- Clearview, multi-fuel stove
- Ground floor bedroom and ground floor WC





# 13 Main Street

Kirkcolm, Stranraer

Situated within the quaint village of Kirkcolm, this extensively extended 3-bedroom cottage exudes charm and character in abundance. Upon entering, one is immediately struck by the sense of space and light that permeates throughout the house. The welcoming ambience of the spacious family accommodation, set across two levels, creates an ideal environment for both relaxation and entertainment. The heart of the home lies within the splendid dining kitchen which has been fitted with a full range of fitted cabinets with extensive granite countertops. The property also benefits from a well-appointed bathroom suite.

Ascending to the upper level, a further lounge beckons with its panoramic views overlooking the fully landscaped garden grounds below. This is a space where one can unwind in the comfort of a thoughtfully designed living area. For those seeking convenience and flexibility, a ground floor bedroom and WC offer practicality without compromising on style or comfort. The property is further enhanced by oil-fired central heating and a Clearview multi-fuel stove, ensuring warmth and efficiency throughout the seasons. Outside, the fully landscaped garden ground beckons with its tranquillity and beauty, offering a private retreat for outdoor family gatherings.

In conclusion, this property represents a rare opportunity to own a well-proportioned cottage in the heart of Kirkcolm. With its blend of contemporary comforts, traditional charm, and convenient amenities, this home is sure to captivate the discerning buyer looking for a distinctive and inviting residence.





### Hallway

The property is accessed by way of a hardwood storm door. There is a glazed interior door to the hallway. CH radiator.

### Lounge

A comfortable main lounge to the front featuring a tiled fire surround housing a Clearview multi-fuel stove. CH radiator and TV point.

### Dining Kitchen

The spacious 'dining' kitchen has been fitted with a full range of shaker design floor and wall-mounted units with ample granite worktops incorporating a double sink with swan neck mixer. There is space for a range style cooker, extractor hood, integrated dishwasher and integrated wine cooler. Under-unit task lighting, kick plate LED lighting and tile flooring.

### Utility Room

A most useful utility room located off the kitchen, comprising fitted kitchen units with a countertop. There is plumbing for an automatic washing machine and under-counter space for a tumble dryer. Tile flooring.

### Dining Room

A further reception room to the rear with French doors leading to the garden. There is a handmade "Yew" staircase to the first floor. CH radiator.

### Bedroom 3

A ground floor bedroom to the front with CH radiator and TV point.

### Cloak Room

A useful cloakroom, off the main hallway.

### WC

A ground-floor WC. Fitted with WHB, WC and heated towel rail.





### Upper Lounge

A first-floor reception area overlooking the fully landscaped garden ground.

### Bathroom

The well-appointed bathroom is fitted with a carved stone wash hand basin, WC and bath with mains shower above. CH radiator.

### Bedroom 1

A double aspect bedroom with a view to the rear overlooking the garden. Built-in wardrobe and CH radiator.

### Bedroom 2

A further bedroom with a skylight to the front. CH radiator.

### Garden

The enclosed rear garden has been fully landscaped to the highest of standards, comprising extensive Indian Sandstone patios, fire pit, garden pond, specimen shrubs and gravel borders. There is a garden "Pub" with power and light, summerhouse with power and wifi and wooden garden shed.

















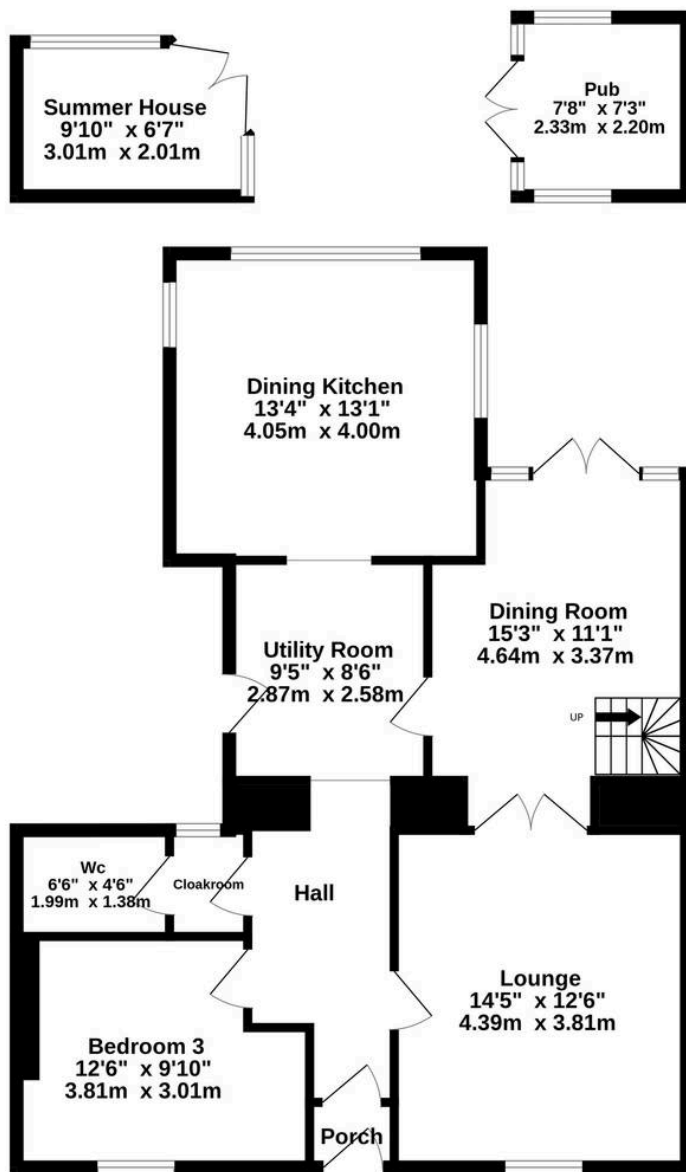




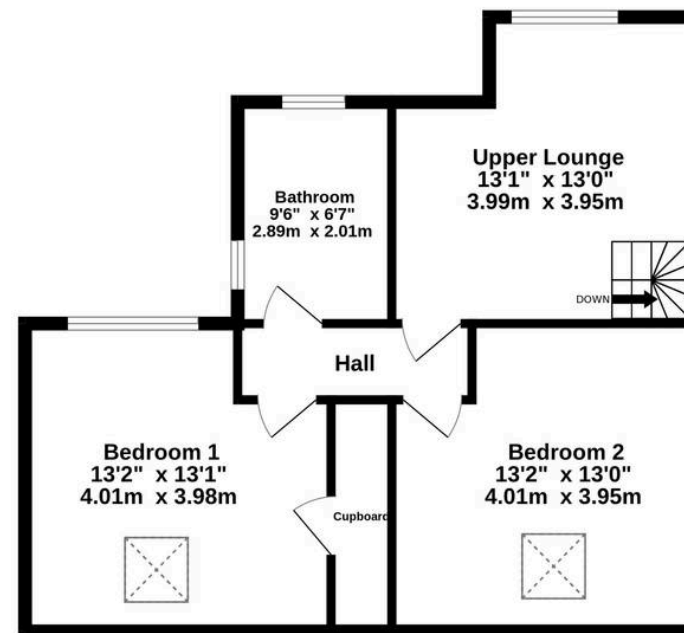




Ground Floor  
934 sq.ft. (86.8 sq.m.) approx.



1st Floor  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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