



WILLIAMSON
& HENRY
Solicitors & Estate Agents



60 MAIN STREET

KIRKOWAN, NEWTON STEWART, DG8 0HG

Surprisingly spacious and well-proportioned mid-terraced one and half storey cottage in the popular village of Kirkcowan



Accommodation:

Ground Floor:

Entrance Vestibule
Reception Hallway
Snug
Kitchen/Family Room
Lounge
Utility Room
W.C.

First Floor:

4 Double Bedrooms (1 ensuite)
Bathroom

Outside:

Rear Garden

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60 Main Street is a surprisingly spacious mid-terraced property which has been beautifully renovated and extended by the current owner. This delightful property has been recently refurbished and extended by the current owners providing bright, spacious and flexible accommodation throughout and benefits from a large enclosed rear garden, backing on to neighbouring farmland beyond.

Kirkcowan is well located with easy access to the A75 for those travelling west towards Stranraer or east to Dumfries. The property is a short walk away from the Primary school, village shop, GP Surgery and bus stop.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered from Main Street through a uPVC obscure glazed door into:-

ENTRANCE VESTIBULE 1.23m x 0.84m

Bright entrance way with wood panelling to waist height. Ceiling light. RCD consumer unit and electric meter. Tiled floor. Wooden glazed door with glazed panel above into:-

RECEPTION HALLWAY 6.26m x 0.86m

Ceiling light. Radiator with thermostatic valve. Slate effect tiled floor. Doorways leading off to snug and kitchen. Carpeted staircase with wooden handrail leading up to first floor level.

SNUG 4.84m x 2.95m

Light front facing sitting room with large uPVC double glazed window with horizontal blinds, curtain pole and curtains above. Recessed alcove with TV aerial point. Ceiling light. Feature fireplace with electric inset flame effect fire and painted wooden mantel above. Radiator with thermostatic valve. Carpet.

KITCHEN/FAMILY ROOM 6.97m x 2.81m (total)

Accessed directly from the main hallway is an L shaped open plan Kitchen / Family room with ceiling lights, slate effect tiled floor.

Family Room area 2.58m x 2.81m

uPVC double glazed window to front with horizontal blinds, curtain pole and curtains. Ceiling light. Recessed alcove with built-in shelving. Feature fireplace with cast iron Dowling stove inset with wooden mantel above.

Kitchen area 4.01m x 2.81m

L-shaped kitchen with a good range of shaker style fitted kitchen units with wooden butcher's block work surfaces. Tiled splash backs. Inset Belfast sink with mixer tap above. Recessed LED ceiling spotlights. Flavel electric range cooker with contemporary glass splash back. Stainless Steel extractor hood above. Radiator with thermostatic valve. Internal glazed window borrowing natural light from the open plan Lounge.

Utility/Laundry Room 1.73m x 2.38m

Accessed directly from the Kitchen this handily located room benefits from a number of White fitted kitchen units with butcher's block work surfaces. Stainless steel sink with mixer tap and drainer. Tiled splash backs. Under-counter freezer. Washing machine. Wood-effect laminate flooring. Radiator with thermostatic valve. Ceiling light. White WC. Doorway opening into walk in cloakroom cupboard with hanging rail and shelving.

SPACIOUS LOUNGE 6.02m x 5.72m

This large modern extension has been added onto the property by the current owners providing a wonderfully bright and spacious reception room ideal for modern living with ample room for a formal dining area. Graphite grey uPVC double glazed French doors lead out to rear garden with floor to ceiling windows on either side providing an abundance of natural light. Curtain pole and curtains. Slate flooring. Large radiator with thermostatic valve. Flame-effect inset fire with wooden mantle above. 2 feature pendant lights in the dining area. TV aerial point.

Carpeted staircase with wooden handrail and banister leading to first floor level

LANDING 0.98m x 2.63m (widening to 4.79m x 1.58m)

Fitted carpet. Wooden handrail and balustrade. Ceiling light. Loft access hatch. Light tube.

DOUBLE BEDROOM 1 3.22m x 3.31m

Generous double bedroom located to the front of the property. uPVC double glazed tilt & turn window with deep sill beneath. Partially combed ceiling. Ceiling light. Curtain track and curtains. Fitted Carpet.

BATHROOM 2.76m x 3.02m

Light and spacious family bathroom with Respatex-style wall paneling on walls and ceiling. Ceramic tiled floor and Splash backs. Suite of white wash hand basin and WC. L-shaped bath with shower screen and electric shower above. Extractor fan. Chrome heated towel rail. Partially coombed ceiling.

DOUBLE BEDROOM 2 3.32m x 3.35m

Well-proportioned double bedroom located to the front of the property with ample natural from a uPVC double glazed tilt & turn window with deep sill beneath. Curtain track and curtains. Fitted carpet. Radiator with thermostatic valve. Wall-mounted TV bracket.

DOUBLE BEDROOM 3 3.32m x 2.16m

The smallest of the bedrooms this room would also make a good home office. Velux window. Partially coombed ceiling. Built-in cupboard providing useful additional storage. Ceiling light. Radiator with thermostatic valve. Fitted carpet.

MASTER BEDROOM SUITE 3.56m x 5.88m

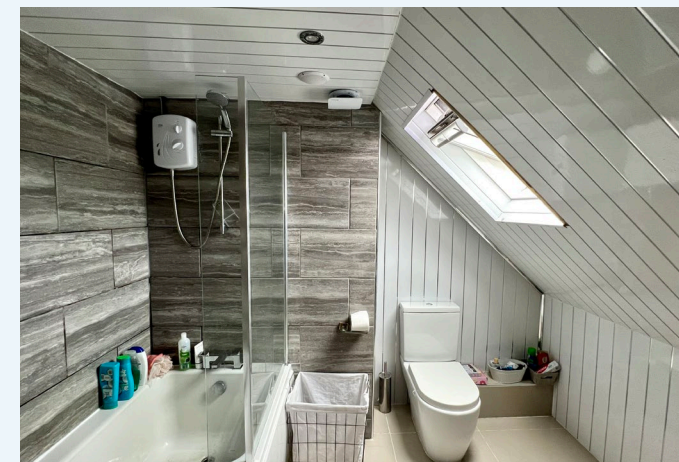
Spacious Master Bedroom Suite with walk in wardrobe, and en-suite shower room. This generous double bedroom enjoys a delightful outlook across the rear garden and farmland beyond. Partially combed ceiling. Fitted carpet. Radiator with thermostatic valve. Curtain pole and curtains. Ceiling light.

Walk-in wardrobe 2.43m x 1.77m

Walk-in wardrobe with partially combed ceiling and ceiling light. Carpeted.

En-Suite Shower Room 2.37m x 2.14m

Contemporary shower room with ceramic tiled floor and splash backs. Contemporary white wash hand basin inset into white high gloss vanity unit providing useful additional storage. White WC. Walk in shower cubicle with mains shower with monsoon rainfall shower head. Recessed alcove with shelving. Velux window to rear. Radiator with thermostatic valve. Ceiling light. Extractor fan.





REAR GARDEN

60 Main Street enjoys an exceptionally large garden with pleasant out look across farmland to the rear. The property benefits from a delightful paved patio area immediately adjacent to the spacious lounge providing an ideal spot for Alfresco dining and entertaining. Steps lead up from patio to further formal lawned area with good sized garden shed and terraced "sit-ooterie". To far end of the garden is an ideal area for vegetable beds or flower beds. There is a gate to the rear of the garden allowing access to the field beyond.

BURDENS

The Council Tax Band relating to this property is a band C.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is band E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting the office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

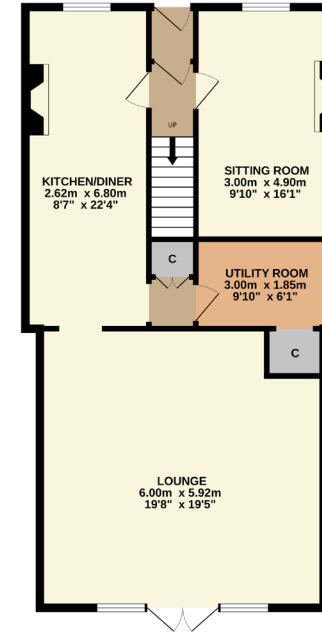
General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

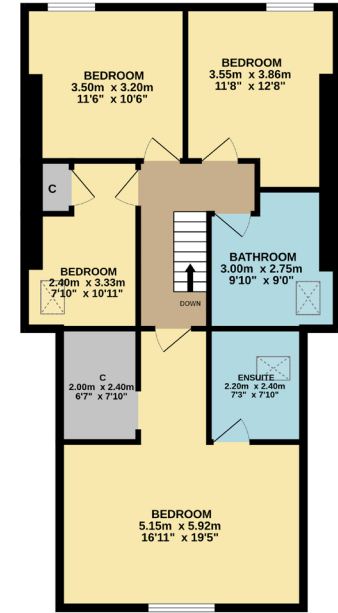
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/ELLIK03-01

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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