



'The Old Church Hall'

11 Main Street, Kirkcolm

PRICE: Offers Over £170,000 are invited

11 Main Street

Kirkcolm, Stranraer

Local amenities are available in the village of Kirkcolm approximately 2 miles distant and include a 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 the property by request. Other amenities within easy reach include access to Wig Bay sailing club, Creachmore golf club and trout fishing only a few minutes drive away. Viewing of this most attractive country residence is to be strongly recommended.

Council Tax band: C

EPC Energy Efficiency Rating: D

- A fully renovated cottage, finished to the highest of standards
- In excellent condition throughout
- Splendid 'dining' kitchen
- Well appointed family bathroom and shower room
- Period panel doors and period cottage doors
- Tasteful decor throughout
- Wood-burning stove
- Some stripped pine flooring
- New internal insulation, full rewire, new double glazing and new oil central heating.
- Enclosed, fully landscaped garden ground to the rear



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Nestled within a tranquil village setting, this charming three-bedroom terraced residence presents a rare opportunity to acquire a fully renovated cottage that seamlessly combines period character with contemporary comfort. Finished to the highest of standards, the property is in excellent condition throughout, boasting a splendid dining kitchen that provides the perfect space for entertaining or relaxed every-day living. The well-appointed family bathroom and additional shower room offer both style and convenience, while period panel and cottage doors, along with some beautifully stripped pine flooring, evoke the timeless appeal of a classic village retreat. A wood-burning stove forms a cosy focal point in the living area, complemented by tasteful décor that flows elegantly from room to room. Recent improvements ensure modern efficiency and comfort, including new internal insulation, a full rewire, double glazing, and oil-fired central heating, making this cottage as practical as it is inviting.



To the rear of the property lies a generous, enclosed garden that has been thoughtfully landscaped to create a private oasis for relaxation and outdoor entertaining. The garden features a delightful paved patio, ideal for al fresco dining, bordered by a stylish raised flower bed that adds a splash of colour and charm. Expanses of lawn are edged with fragrant lavender borders, while further shrub and flower beds provide year-round interest. This tranquil outdoor space offers the perfect blend of privacy and beauty, ideal for enjoying quiet mornings or hosting gatherings with friends and family. The attention to detail in the landscaping mirrors the quality found throughout the interior.

Hallway

The entrance porch is accessed by way of a wooden storm door leading to a glazed interior door to the hallway.

'Dining' Kitchen

The 'dining' kitchen has been fitted with a full range of contemporary floor and wall-mounted units, with granite-style worktops and a stainless steel sink with a swan-neck mixer tap. There is a ceramic hob, built-in oven and a dishwasher. Recessed lighting, stripped pine flooring and a Victorian-style radiator.

Dining Room

A reception room with a window to the front and French doors leading to the rear garden. Stripped pine flooring and a Victorian-style radiator.

Shower Room

A ground floor shower room fitted with WHB, WC and a tiled shower cubicle with a mains shower. Heated towel rail.

Inner Hallway

The inner hallway provides access to the lounge and the staircase to the first floor. Stripped pine flooring.



Lounge

A main lounge featuring an inglenook fireplace housing a wood-burning stove. There are French doors leading to the rear garden, wall lights, stripped pine flooring, a TV point and a Victorian style radiator.

Bedroom 1

A ground floor double bedroom with built-in wardrobes and a Victorian-style radiator.

Utility Room

A most useful laundry/utility room with plumbing for an automatic washing machine.

Landing

The upper landing provides access to the family bathroom and further bedrooms. Victorian-style radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a roll-top bath. Heated towel rail.

Bedroom 2

A bedroom to the rear with recessed spotlights and a CH radiator.

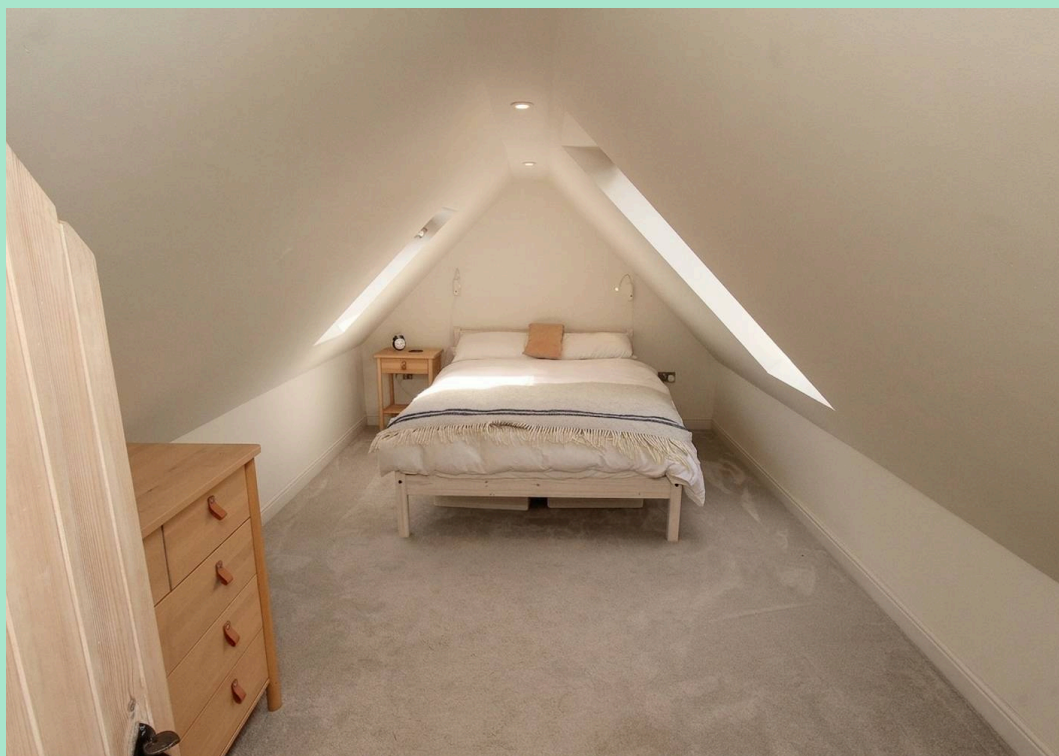
Bedroom 3

A bedroom with skylight windows to the front and rear. Recessed lighting and a CH radiator.

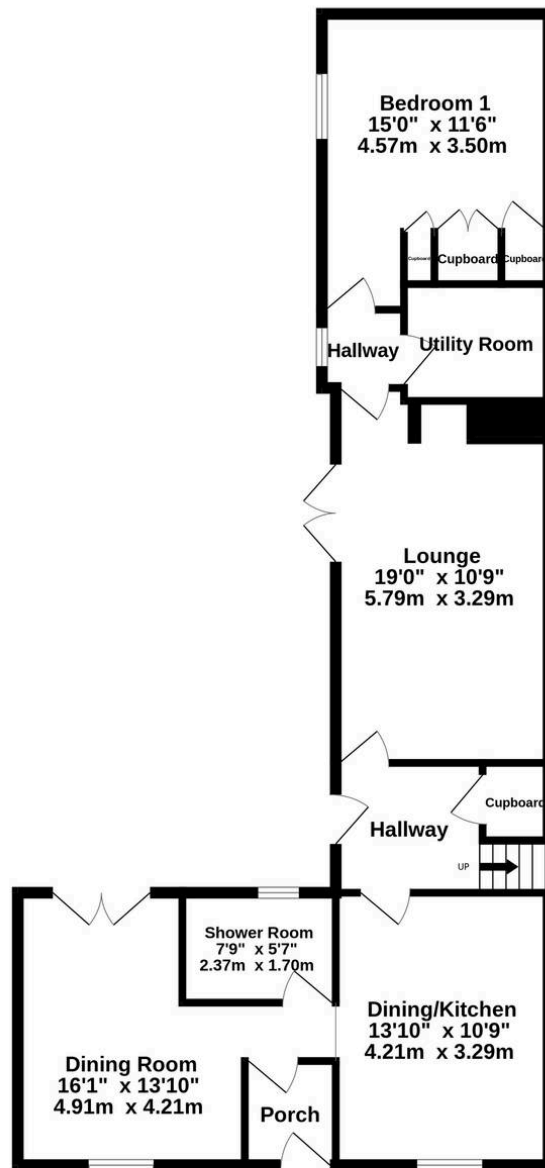
Garden

The property has a generous area of enclosed garden ground to the rear. The well-maintained, fully landscaped garden ground is comprised of a delightful paved patio with a raised flower border, lawns, lavender borders and further shrub & flower borders.

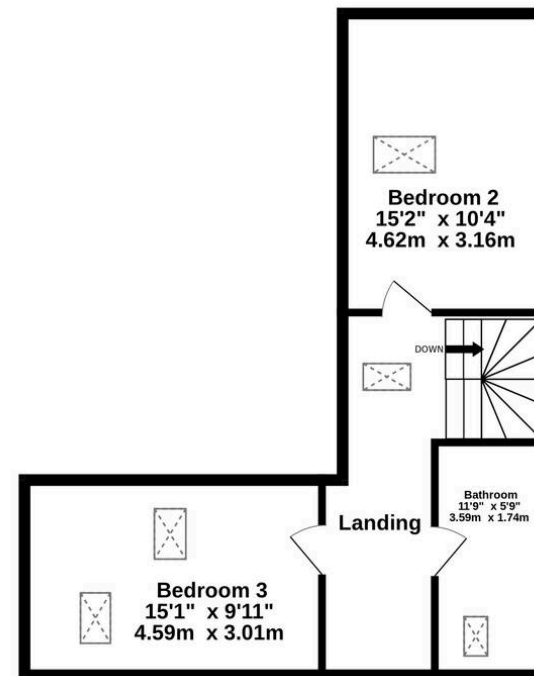




Ground Floor
856 sq.ft. (79.6 sq.m.) approx.



1st Floor
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.