



# GAP

galloway & ayrshire properties

**15 Church Street, Kirkcowan**

Newton Stewart, DG8 0HB

Offers Over £95,000 are invited.

# 15 Church Street

Kirkcowan, Newton Stewart, DG8 0HB

The property is located within the popular rural village of Kirkcowan, situated in the heart of Dumfries & Galloway, an area well known for its attractive countryside, coastal scenery and relaxed pace of life. Kirkcowan offers a peaceful setting whilst still providing convenient access to nearby towns including Newton Stewart, often referred to as the "Gateway to the Galloway Hills", where a wider range of amenities can be found. Local facilities within Kirkcowan include a primary school, village shop, church and community facilities, making it a practical location for everyday living. The surrounding area provides excellent opportunities for outdoor pursuits including walking, cycling, fishing and exploring the nearby Galloway Forest Park, the UK's first Dark Sky Park. The location is well suited to those seeking a quieter lifestyle whilst remaining within reach of transport links connecting to the wider region. The nearby towns of Stranraer, Wigtown (Scotland's National Book Town) and Newton Stewart offer additional shopping, schooling and leisure facilities. Kirkcowan remains a popular choice for buyers looking for a balance of rural charm and accessibility within the scenic DG8 postcode area.

- Ideal first-time buy, holiday home or buy-to-let
- Attractive outlook across open green space
- Convenient village location
- Bright lounge with feature electric stove
- Oil fired central heating
- Kitchen with space for dining
- Separate area of garden ground
- Full UPVC double glazing
- Character upper floor bedroom with skylight
- Flexible accommodation over two levels

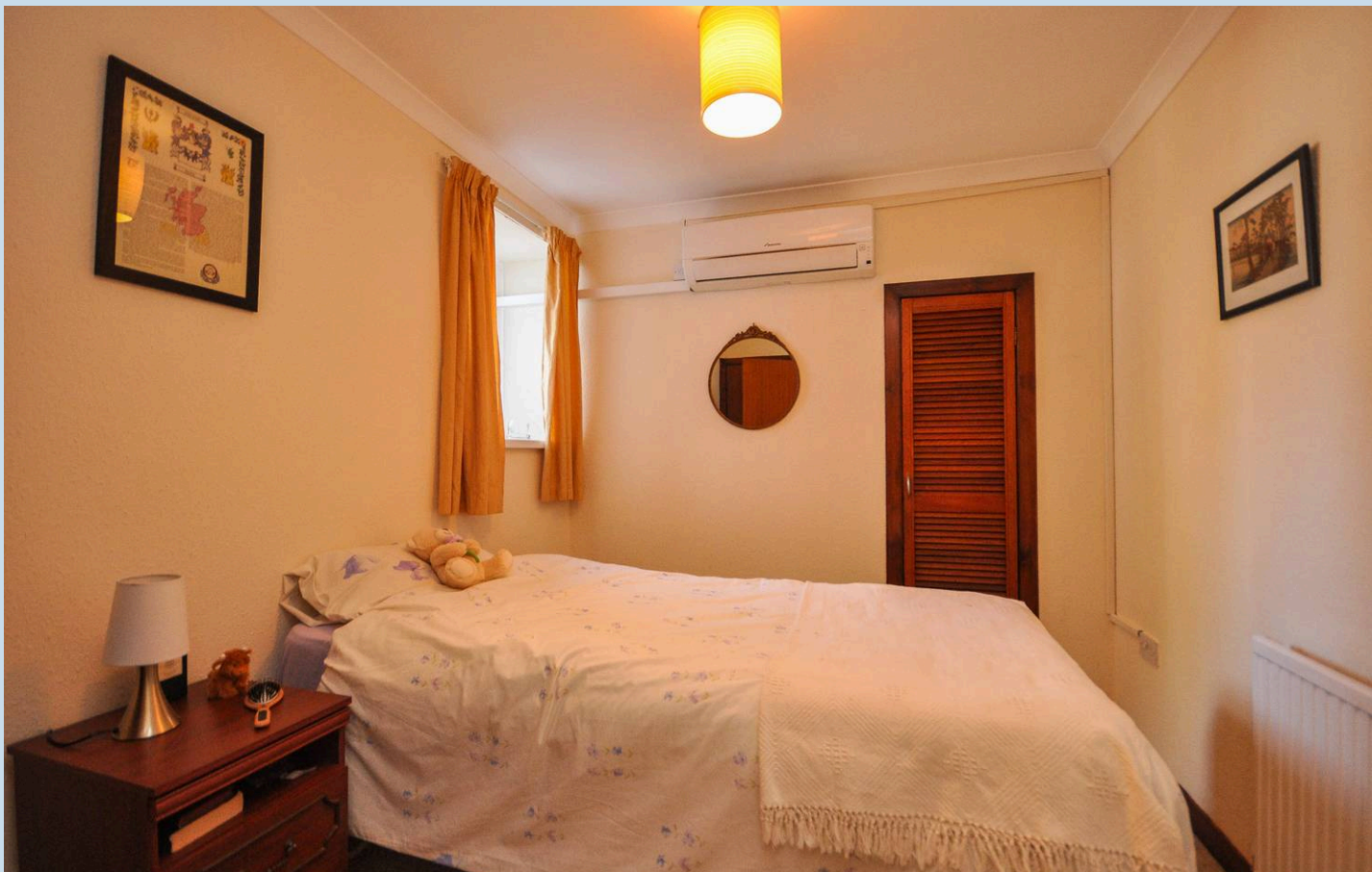


This well-presented and deceptively spacious property offers flexible accommodation arranged over two levels, complemented by attractive outdoor space and a pleasant open outlook to the front. Situated within a desirable village setting, the property enjoys views across an open area of green space, creating a bright and appealing first impression whilst remaining conveniently located for local amenities.

The accommodation comprises a welcoming lounge featuring a focal point stove, creating a cosy and comfortable living space ideal for relaxing or entertaining. The dining kitchen offers a practical layout with a range of fitted units, ample worktop space and room for a dining table, making it well suited to everyday living. There is a well-proportioned bedroom on the main level along with a modern shower room comprising WC, wash hand basin and enclosed shower cubicle. The upper floor provides a spacious and characterful double bedroom enhanced by attractive sloping ceilings and a skylight window allowing excellent natural light, along with an upper landing area offering additional flexibility for storage or occasional furniture.

Externally, the property benefits from an enclosed courtyard style area providing a low maintenance outdoor space. In addition, there is a separate area of garden ground mainly laid to lawn with planting areas and a timber shed, offering excellent potential for gardening, recreation or simply enjoying the outdoors. This property would be ideally suited to a variety of purchasers including first-time buyers, those seeking a buy-to-let investment or a holiday home within a popular and attractive location. Early viewing is recommended to appreciate the accommodation and setting on offer.





### **Lounge**

12' 4" x 10' 11" (3.76m x 3.32m)

A bright and welcoming lounge featuring neutral décor and a comfortable, well proportioned layout. Benefitting from a double glazed window to the front providing natural light as well as a focal fireplace with plug in stove. Built in storage as well as access to rear accommodation.

### **Bedroom**

9' 10" x 8' 3" (3.00m x 2.51m)

A comfortable ground floor double bedroom benefitting from a double glazed window to the rear as well as neutral décor providing a blank canvas for personalisation. Built in storage as well as central heating radiator.

### **Kitchen**

11' 10" x 11' 10" (3.61m x 3.61m)

A bright and practical kitchen providing space for informal dining, offering a functional layout ideal for everyday use. The room is fitted with a range of wall and base units providing ample storage, complemented by generous worktop space. There is also space for freestanding appliances, with plumbing for washing machine and provision for additional white goods. A double glazed window and UPVC double glazed door allowing for rear exterior access.

### **Landing**

The upper landing provides access to the accommodation on this level and benefits from natural light via a double glazed window. The area also offers space for occasional furniture or decorative touches contributing to the overall sense of space within the property.



### Shower Room

6' 7" x 6' 0" (2.00m x 1.83m)

A well-appointed shower room fitted with a three-piece suite comprising WC, pedestal wash hand basin and enclosed shower cubicle with electric shower. The room also benefits from a frosted double glazed window providing natural light whilst maintaining privacy. A bright shower room offering a clean and practical space suited for everyday use, with wall tiling around the shower for ease of maintenance.

### Bedroom

12' 6" x 11' 4" (3.80m x 3.45m)

A spacious and characterful double bedroom on the upper floor, featuring attractive sloping ceilings with exposed timber panelling. The room benefits from a large timber framed skylight allowing for excellent natural light as well as a front outlook. Generously proportioned, the room offers ample space as well as generous built in storage.

### Rear Garden

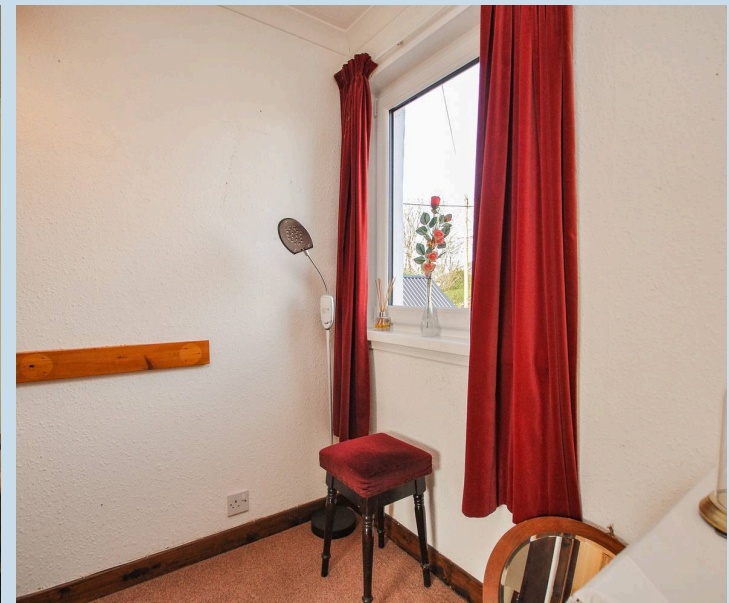
Benefitting from an enclosed outdoor area providing a pleasant and easy maintained space featuring a mix of paved and gravel sections with raised planting borders. Offering privacy, this is a useful external area suited for a variety of uses.

### Garden

Further benefitting from a separate area of garden ground, offering a generous outdoor space. Mainly laid to lawn with established planting areas, the garden provides excellent potential for gardening and recreation. The space also features a useful timber shed providing storage. A valuable addition to the property.

### On street

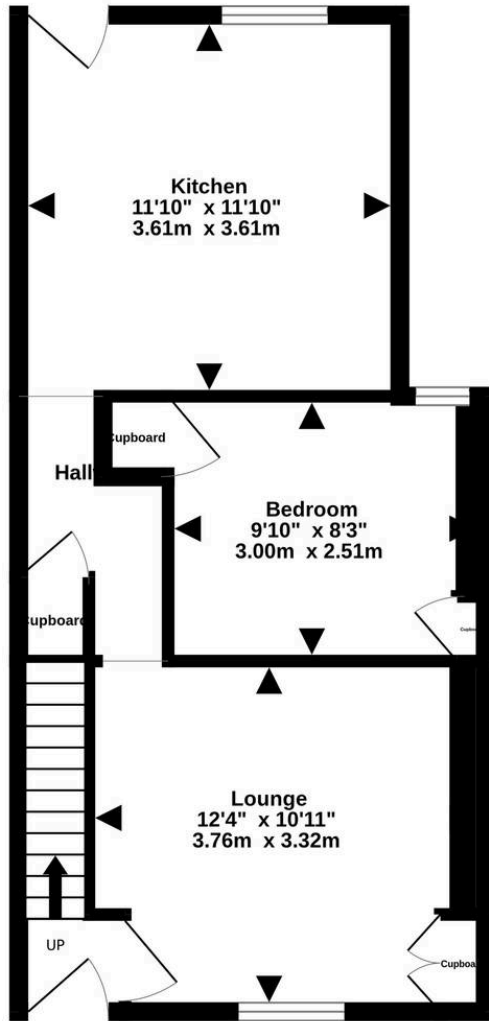
1 Parking Space. On street parking to front of property.



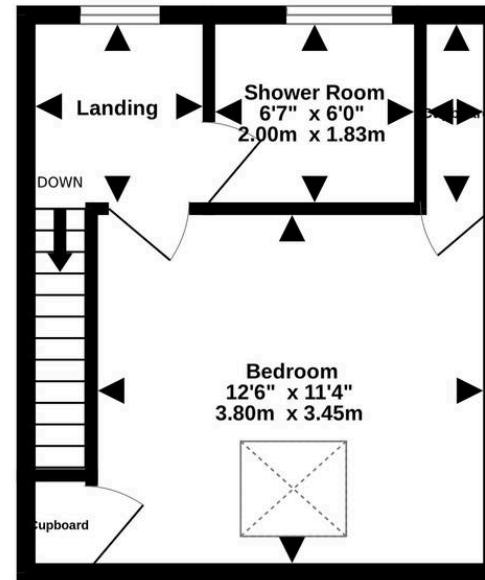




Ground Floor  
411 sq.ft. (38.2 sq.m.) approx.



1st Floor  
251 sq.ft. (23.3 sq.m.) approx.



## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

**COUNCIL TAX** Band B **EPC RATING** E(44)

## SERVICES

Mains electricity, water & drainage. Oil fired central 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.

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.

## 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. Presale 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.

