



SWPC

south west property centre

Rowanlea Cottage, Main Street, Kirkcolm

Stranraer

PRICE: Offers Over £145,000 are invited

Rowanlea Cottage, 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.

Council Tax band: A

EPC Energy Efficiency Rating: E

- An immaculately presented cottage
- Situated within the ever popular village of Kirkcolm
- In excellent condition throughout
- Many attractive period features to appreciate including, stained glass windows, original fire surrounds, original internal woodwork and an original spindle & rail staircase
- Tasteful decor throughout
- Splendid shaker design kitchen
- Most well-appointed bathroom
- Oil central heating and an Aga multi-fuel stove
- Fully landscaped garden ground
- Workshop/garden room with a timber deck



Rowanlea Cottage, Main Street

Kirkcolm, Stranraer

Located within the heart of the ever popular village of Kirkcolm, "Rowanlea Cottage" is an immaculately presented three bedroom terraced home that seamlessly blends period charm with contemporary comfort. This delightful cottage is in excellent condition throughout, offering a refined living environment with a host of attractive original features. From the moment you step inside, you are greeted by the warmth of stained glass windows, original fire surrounds, original internal woodwork and a beautifully preserved spindle and rail staircase. The tasteful decor enhances every room, creating a harmonious atmosphere that complements the cottage's character. The splendid shaker design kitchen is both stylish and functional, perfect for culinary pursuits, while the most well-appointed bathroom provides a serene space for relaxation. Modern comforts are assured with oil central heating and the welcoming glow of an Aga multi-fuel stove, ensuring a cosy ambience all year round.

Outside, Rowanlea Cottage is set amidst its own fully landscaped garden ground, offering a tranquil retreat to enjoy throughout the seasons. The front garden is thoughtfully designed for ease of maintenance, featuring attractive slate chippings framed by a low-level wall and decorative iron railings.



To the rear, the enclosed garden is a true highlight, boasting a covered Indian Sandstone patio ideal for alfresco dining, raised timber decking for summer gatherings, a manicured lawn, mature shrubs and colourful flower borders. The wooden summerhouse/workshop, complete with a further timber deck, offers a versatile space for hobbies, relaxation or entertaining. This enchanting outdoor setting perfectly complements the cottage's interior, providing a seamless extension of the home and a wonderful environment for both peaceful solitude and social occasions. Rowanlea Cottage is a rare opportunity to acquire a charming period home with exceptional outside space in a sought-after village setting.

Hallway

The hallway is accessed by way of a wooden storm door and provides access to all of the ground floor accommodation and the original spindle-and-rail staircase to the first floor. CH radiator.

Lounge

A most comfortable lounge to the front, featuring an inglenook fireplace housing an Aga multi-fuel stove and an attractive stained glass window with shutters. CH radiator and a TV point.

Dining Room

A dining room to the rear with a CH radiator.

Kitchen

The kitchen is fitted with a range of shaker-design floor and wall-mounted units with solid oak worktops incorporating a ceramic sink with a swan-neck mixer tap. There is a ceramic hob, a built-in oven, plumbing for a dishwasher and plumbing for an automatic washing machine. CH radiator.



Bathroom

The bathroom is fitted with a three-piece suite in white, comprising a WHB, WC and a free-standing roll-top bath. There is a separate tiled shower cubicle with an electric shower. Feature red brick fireplace, painted tongue-and-groove panelling, ceramic wall tiles, recessed lighting, tiled flooring and a CH radiator.

Bedroom 1

A ground floor bedroom to the front featuring an original stained glass window with shutters. CH radiator.

Landing

The upper landing provides access to the first floor bedrooms.

Bedroom 2

A bedroom with a stained glass window to the front. Built-in eaves storage and a CH radiator.

Bedroom 3

A further bedroom to the front featuring a red brick fireplace and stained glass window to the front. CH radiator.

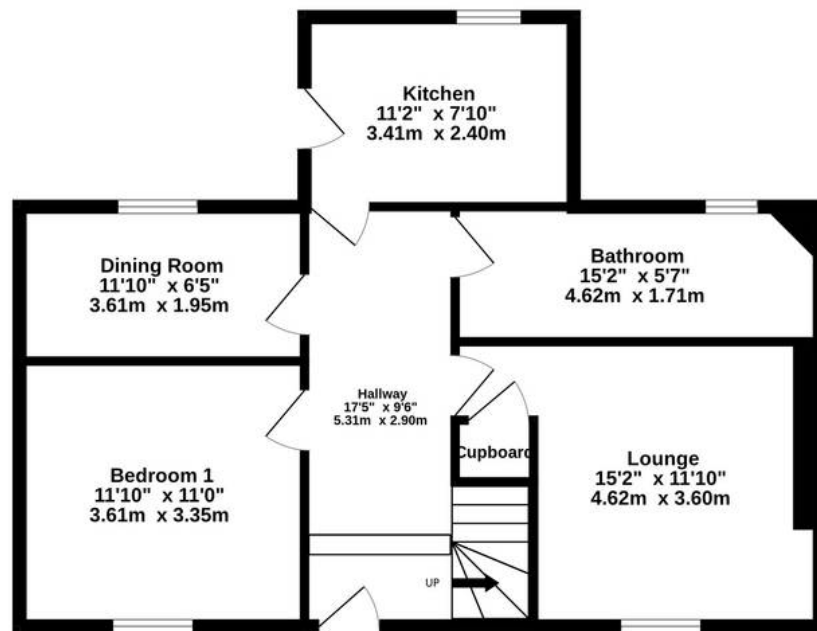
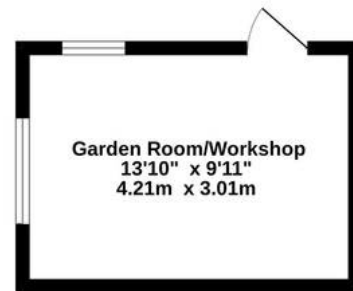
Garden

"Rowanlea Cottage" is set amidst its own fully landscaped garden ground. The front has been laid out in slate chippings for ease of maintenance and is set within a low-level wall with decorative iron railings. The enclosed rear garden is comprised of a covered Indian Sandstone patio, raised timber decking, a manicured lawn, mature shrubs and colourful flower borders. There is a wooden summerhouse/workshop with a further timber deck.

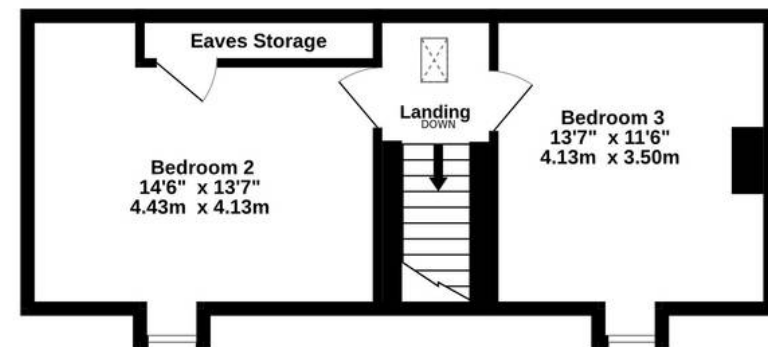
ON STREET



Ground Floor
795 sq.ft. (73.8 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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.