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Solicitors & Estate Agents

24 MAIN STREET

KIRKCOWAN, NEWTON STEWART, DG8 0HG

Well presented 2/3 bedroom traditional semi-detached cottage located within easy access of all local amenities with the added benefit of a self-contained annexe to rear.



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Accommodation:

Ground Floor:
Entrance Hallway
Sitting Room
Kitchen
Dining Room/Bedroom
Rear Hallway
Bathroom

First Floor:
2 Double Bedrooms

Outside:
Large rear garden.
Patio area.
Driveway.

Annexe:
Open Plan Sitting Room/ Kitchen/Waiting Area.
Shower Room.
Double Bedroom/Office.







A well-presented semi-detached traditional Galloway cottage, offering generous accommodation alongside a detached annexe and a generous rear garden which backs onto neighbouring farmland and open countryside beyond.

This charming home has 2/3 double bedrooms, with the third bedroom conveniently situated on the ground floor. This versatile 3rd bedroom could equally be used as a formal dining room or, subject to the preferred layout, opened up to create a spacious open-plan dining kitchen.

The current owners have also made a number of improvements, including the installation of an air source heat pump, solar panels and an EV charging point, bringing modern energy-efficient features to this traditional home.

The village of Kirkcowan is located approximately 7 miles to the west of Newton Stewart. With the A75 Euro route being only a few minutes' drive to the north, there are easy links to the local towns of Stranraer and Newton Stewart and thereafter the major towns of Kircudbright; Castle Douglas and Dumfries.

Kirkcowan is a vibrant Galloway village which also has a doctors' surgery, post office and shop, garage, hotel and good public transport links. Buses regularly pass through the village heading both West to Stranraer and East to Dumfries, the bus stop and nursery and primary school are both a few minutes' walk from Old Church Hall. Newton Stewart, offers a wider range of shops and services, including a leisure centre, cinema, secondary school and four supermarkets.

ACCOMMODATION

Entered from pavement through a uPVC wood effect glazed door into:-

ENTRANCE HALLWAY **3.96m x 1.30m**
Built-in floor to ceiling cupboard providing useful additional storage with coat hooks. Meter cupboard with RCD consumer unit and solar panel controls. Understairs storage cupboard with built-in shelving and light providing useful additional storage. Smoke alarm. Ceiling light. Radiator. Fitted carpet. Doorways leading off to sitting room and kitchen,

SITTING ROOM **5.17m x 2.75m**
Generous sitting room which runs from front to rear with ample natural light from uPVC double glazed window to front with blinds, curtain pole and curtains and a further uPVC double glazed window overlooking the rear garden with deep sill beneath, curtain pole and curtains above. 2 radiators. Feature stone fireplace with wood burning stove set on a slate hearth. TV aerial point. 2 ceiling lights. Smoke alarm. Built-in bookcases. Fitted carpet.

KITCHEN **3.93m x 3.22m**
Bright modern shaker style fitted kitchen with a good range of high gloss white fitted units with laminate surfaces and splash backs. Stainless steel 1½ bowl sink with mixer tap and drainer to side. Electric hob with integrated electric oven. Stainless steel chimney style extractor hood. Integrated Baumatic fridge and freezer. uPVC double glazed picture window to rear overlooking patio towards the annexe with curtain pole and curtains. Plumbing for washing machine. Contemporary white radiator. Heat sensor and smoke alarm. Fluorescent strip light. Doorways leading to rear hall and dining room/bedroom.

DINING ROOM/BEDROOM **3.07m x 2.98m**
Generous front facing room which is currently set up as a double bedroom but has previously been used as a formal dining room. This room could also be opened up to create an open plan kitchen/dining room if required. uPVC double glazed window to front with deep sill beneath with built-in cupboard providing useful additional storage, blinds, curtain pole and curtains. Ceiling light. Radiator. Hardwired BT internet point.

Doorway from kitchen leading through to :-

REAR HALLWAY **4.81m x 1.10m**
Recessed alcove housing Grant water tank and solar panels with fixed shelving. Heatmisar thermostat controller. Radiator. Coat hooks. Smoke alarm. uPVC double glazed door to rear garden with cat flap. Ceiling light. Limed oak effect laminate flooring. Carpeted staircase with wooden handrail leading to first floor landing. Doorway leading into:-

BATHROOM **2.95m x 1.51m**
Modern bathroom with suite of white wash hand basin inset into modern vanity unit, hite W.C. and bath. Corner shower cubicle with mains shower above. Respatex style wall paneling on all walls and ceiling. uPVC obscure glazed window to rear with blind. Radiator. Chrome towel rail. Vinyl flooring.

Carpeted staircase leading to first floor level with Velux window providing natural light on to stairwell.

First floor level

LANDING
Partially coombed ceiling. Smoke alarm. Ceiling light. Built-in cupboard making good use of under eaves space providing additional storage with hanging rail and solar panel controls. Carpet.

BEDROOM 1 (Right) **4.11m x 2.45m**
Partially coombed ceiling. uPVC double glazed tilt and turn window to rear. Built-in shelving and cupboards along one wall providing useful additional storage. Radiator. Ceiling light. Carpet.

BEDROOM 2 (Left) **3.59m x 3.90m**
Partially coombed ceiling. uPVC double glazed tilt and turn window to rear. Radiator. Under eaves storage cupboards x 3. Ceiling light. Carpet.

ANNEXE
To the rear of the property is a spacious detached annexe providing useful additional accommodation if required or would be an ideal home office for those working from home, artists studio. It would also be possible to generate a secondary income, subject to appropriate consents by letting the Annexe out.

Entered from the patio and driveway through a uPVC double glazed door with uPVC double glazed windows to each side into:-

OPEN PLAN SITTING ROOM/KITCHEN **4.78m x 3.29m**
Spacious open plan sitting room/kitchenette. 2 wall lights. Ceiling lights. Oak effect laminate flooring. This area would lend itself well to a waiting area or office space.

The contemporary kitchen area benefits from a good range of units along one wall with wood effect laminate work surfaces. Tiled splashbacks. Stainless steel sink with mixed tap. Space for fridge freezer. Built-in floor to ceiling cupboard.

Doorway with carpeted step leading up into:-

DOUBLE BEDROOM/OFFICE **4.27m x 3.38m**
uPVC double glazed window to side with uPVC obscure glazed window over driveway. Ceiling light. Carpet.

Accessed from the open plan sitting room / kitchen

SHOWER ROOM **2.10m x 1.91m**
Entered through a wooden door. Large walk-in shower cubicle with mains shower above and respatex style wall paneling. Ceramic tiled walls. White wash hand basin inset into a modern vanity unit with mixer tap. White W.C. Recessed alcove with built-in shelving. Ceramic tiled flooring.







OUTSIDE
To the rear of 24 Main Street is a large rear garden with driveway leading off from Main Street to one side. This delightful gently sloping garden is mainly laid to lawn and is bordered by well-established flower beds which are stocked with a variety of shrubs. This lovely garden backs on to neighbouring fields and looking over towards Dickie Woods. Immediately to the rear of the property is a paved patio which is ideal for alfresco dining with easy access to the house and annexe. Monoblock driveway. 2 wooden sheds. EV charger.

BURDENS
The Council Tax Band relating to this property is C.

ENERGY PERFORMANCE RATING
The Energy Efficiency Rating for this property is D.

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 our 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/SM/SALEM01-01








PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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