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**33 MAIN STREET
KIRKINNER
NEWTON STEWART, DG8 9AN**



Mid-terrace, traditional stone property with accommodation over 2 levels. Extended in the past to provide a deceptively spacious family property HALL, SITTING ROOM, LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, UTILITY ROOM and CONSERVATORY

Upper Floor 2 BEDROOMS

**Good sized rear garden with Vehicular access
Mains services with LPG central heating**

OFFERS OVER £105,000



UPVC door from main street with double glazed panel

Vestibule 1.06 x 1.26m with electric meters and consumer unit.

Glass panelled door to

Hallway 1.06 down to .80 x 4.74m. Ppts, telephone point, 2 ceiling lights. Double radiator, under stair cupboard. Stairs to upper floor, CH control unit. Glass panelled door to Kitchen.

Sitting Room 3.37 down to 2.77 x 4.38m ff DG window, deep sill and panelled inner. Stone fireplace with TV shelf and LPG Fire. Built in cupboard with CH pump etc. Wall and ceiling lights. Radiator, ppts and TV aerial pt

Living room 3.01 x 3.06m ff DG window with deep lined sill. Radiator, ppts, ceiling light. Feature arch to

Dining room 3.01 x 2.94m with rear DG window, radiator, ceiling light ppts and door to hall

Bathroom 2.77 x 1.64m fully tiled walls, white suite with WC, WHB, panelled bath. Electric shower. Medicine cabinet and open corner shelf. DG opaque window with deep lined sill. Radiator.

Kitchen 4.11 x 3.28m with a range of base and wall Cupboards in dark wood, 11/2 stainless steel sink with mixer tap, drawers and breakfast bar. Ceramic hob and built in oven. Laminate flooring. Radiator, ppts, strip light. Door to

Utility 3.28 x 2.16m Side DG window, radiator, worktop, plumbed for washer, WHB, wall cupboards. Ppts, laminate floor and ceiling light. Door to

Conservatory 2.33 x 3.58m triple aspect and fully double glazed. Door to rear. Radiator, ceiling light

Upper floor Carpeted stairs to the upper landing with a range of storage with Louvre doors, ceiling light, smoke alarm and rear Velux window

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.

Bedroom 2 2.78 x 3.98m front DG window part coombed ceilings, hatch to loft space. Built-in cupboard with hot water tank, ceiling light, radiator and power points

Bedroom 1 3.24 x 3.98m front DG window, part coombed ceilings, spotlights, radiator, power points and large double built-in wardrobe

GARDEN GROUND

Access road to rear with concrete driveway and 5 barred gate. Two areas of lawn and paved patio. LPG tank. Timber garden shed. Hard landscaped area to the rear with outside tap and drying area.

NOTES

The property is in reasonable condition and has been extended in the past. The original property is of stone construction under a slate roof with a more modern kitchen, utility and conservatory at the rear under a flat felt roof. It is understood that the vendor has recently had a damp specialist visit regarding dampness in the chimney which would cost approx. £2,000 and the price has been reduced to take that into account.

COUNCIL TAX

Band C

EPC RATING

G - 06

SERVICES

Mains electricity, water & drainage. Gas fired central heating.

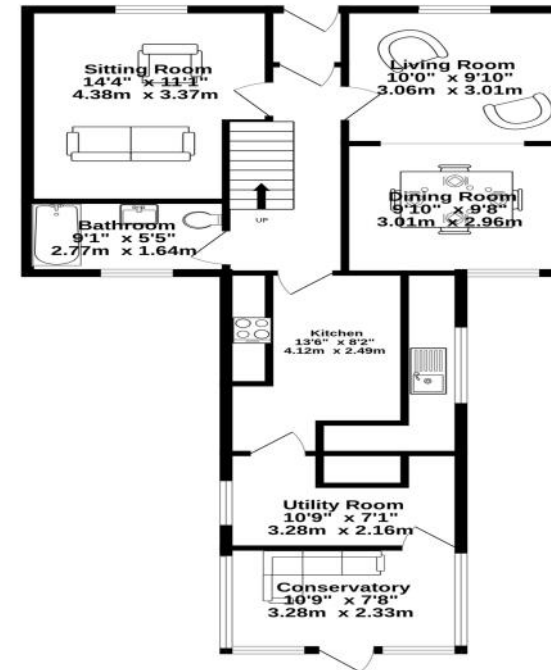
VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

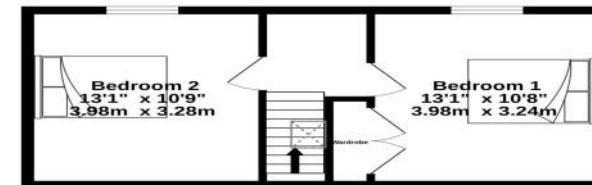
OFFERS

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.

Ground Floor
785 sq.ft. (72.9 sq.m.) approx.



1st Floor
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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