



52 Main Street

Kirkcowan, DG8 0HG



Semi-detached, 4 -  
bedroom cottage style  
property in excellent  
condition through out.

Offers Over: £180,000 are invited



52 Main Street, Kirkcowan, DG8 0HG



### Key Features:

- . Spacious family home
- . Traditional features
- . Modern dining kitchen
- . Multi fuel burning stove
- . Full UPVC Double glazing
- . Oil fired central heating
- . Generous sized plot (approx. 1/3 of an acre)
- . Convenient location
- . Fully enclosed garden









## Property description

A semi-detached, cottage style property situated within the rural village of Kirkcowan. Sitting on a generous plot (approx. 1/3 of an acre) with an outlook to the rear over farmland & beyond. In good condition throughout currently comprising of three bedrooms, spacious lounge as well as an extension to the rear allowing for an open plan kitchen with sitting room & dining area. There are many attractive and innovative features to appreciate within this splendid home including tasteful décor, full double glazing as well as oil fired central heating. Fully landscaped and secluded garden to the rear. Benefitting from a desirable location with stunning views to the rear, viewing this property is to be thoroughly recommended.

Of traditional construction under a tile roof, as well as flat roof extension to the rear. The extension has allowed the property to benefit from a rear dining area with French doors providing access to rear patio. This has also allowed for a ground floor bathroom and separate utility area which currently houses the central heating boiler. Sitting on a generous plot, this allows the property to benefit from a spacious, fully enclosed rear garden stretching up to farmland providing open views over the surrounding countryside.

The village of Kirkcowan is where all local amenities are to be found. All major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended.









## Accommodation

### Entrance hall

Front entrance with UPVC storm door as well as wooden door with glass panels allowing access to hallway. Electric meter cupboard also.

### Hallway

Spacious hallway providing access to all ground level as well as stairs for upper level. Central heating radiator, generous under stair storage as well as separate built-in storage. BT phone socket also.

### Lounge

Generous sized lounge to front of property with large double-glazed sash & case style window, central heating radiator, TV point and feature electric fire.

### Study/ Bedroom

Well-proportioned sized room towards the rear with large double-glazed window, central heating radiator. Currently used as a study, has potential to be ground floor bedroom.

### Kitchen

Large dining kitchen with modern features. Floor and wall mounted units with granite style worktops, recess for fridge freezer, integrated range stove, dishwasher and stainless-steel sink. Tiled flooring and breakfast island as well as open plan to sitting room and dining area to the rear.

### Sitting Room

Open plan sitting room with feature multi fuel burning stove, open access to both kitchen and dining area as well as access to bathroom and utility. Central heating radiator and TV point.

### Dining Area

Towards rear of property with French doors providing rear access to garden, central heating radiator. Bright and spacious.

### Bathroom

Spacious bathroom with mains shower over bath with Victorian style plumbing, toilet, WHB, tiled flooring as well as double glazed window and heated towel rack.

### Utility

Large utility with floor and wall mounted units, stainless steel sink, under counter fridge and washing machine, separate chest freezer and central heating boiler. Double glazed window and UPVC door for rear access.



## Accommodation

### WC

Well-proportioned WC with toilet and WHB, tiled flooring, granite style surfaces as well as open access to shower room.

### Shower Room

Comprising of mains shower cubicle as well as tiled flooring, central heating radiator, built in extractor and eaves storage.

### Bedroom 1

Spacious double bedroom with double glazed window to the rear with rear outlook over garden & beyond, built in storage, central heating radiator and BT phone socket.

### Bedroom 2

Double bedroom with double glazed window providing rear outlook over garden & beyond, central heating radiator as well as built in storage and access to 3<sup>rd</sup> bedroom.

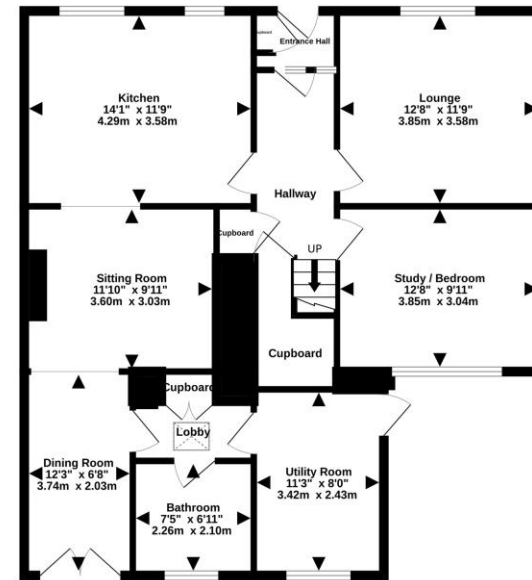
### Bedroom 3

Single bedroom towards front of property with Velux window, eaves storage, central heating radiator as well as separate built-in storage. Partition wall between bedrooms with potential to be taken away to make one large bedroom.

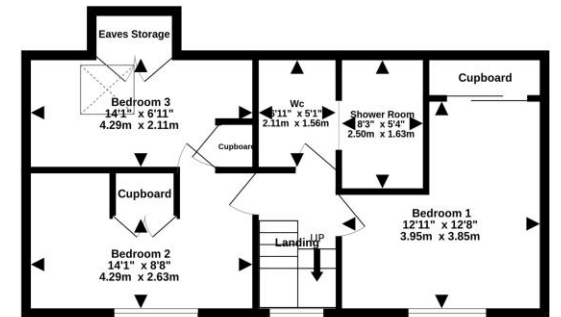
### Garden

Large garden to the rear, fully enclosed with concrete patio used as a sitting area, large maintained lawn area with border hedging as well as large shed & outlook over farmland & beyond. Side access also for oil tank. Sitting on approximately 1/3 of an acre.

Ground Floor  
930 sq.ft. (86.4 sq.m.) approx.



1st Floor  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.6 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.











### NOTES

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

### COUNCIL TAX

Band D

### EPC RATING

E - 39

### SERVICES

Mains electricity, water and 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.

