



GAP

galloway & ayrshire properties

33 Main Street, Mochrum

Newton Stewart, DG8 9LY

Offers Over **£120,000**

33 Main Street

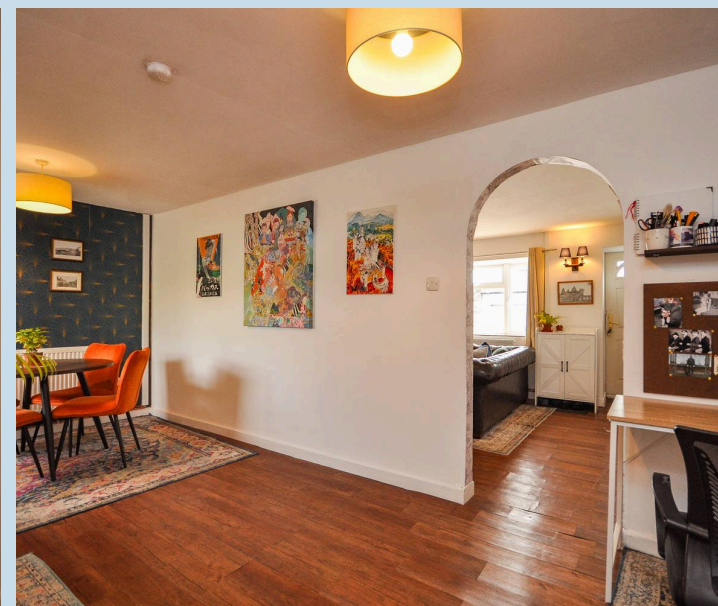
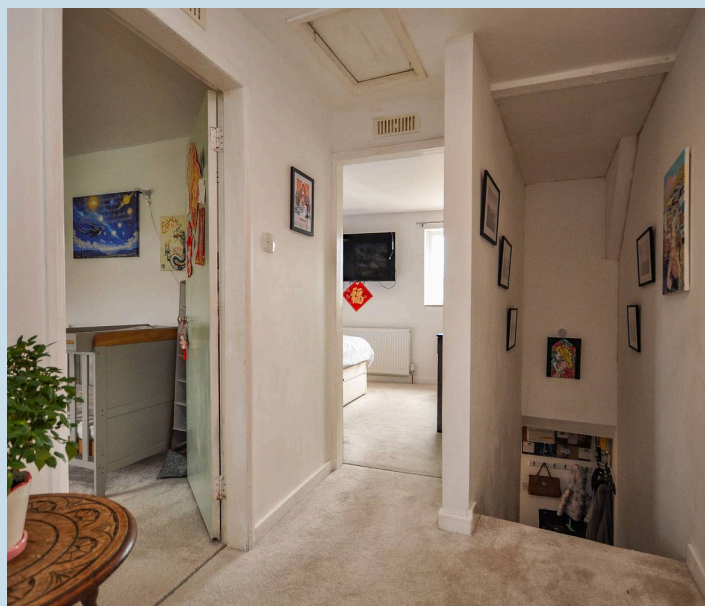
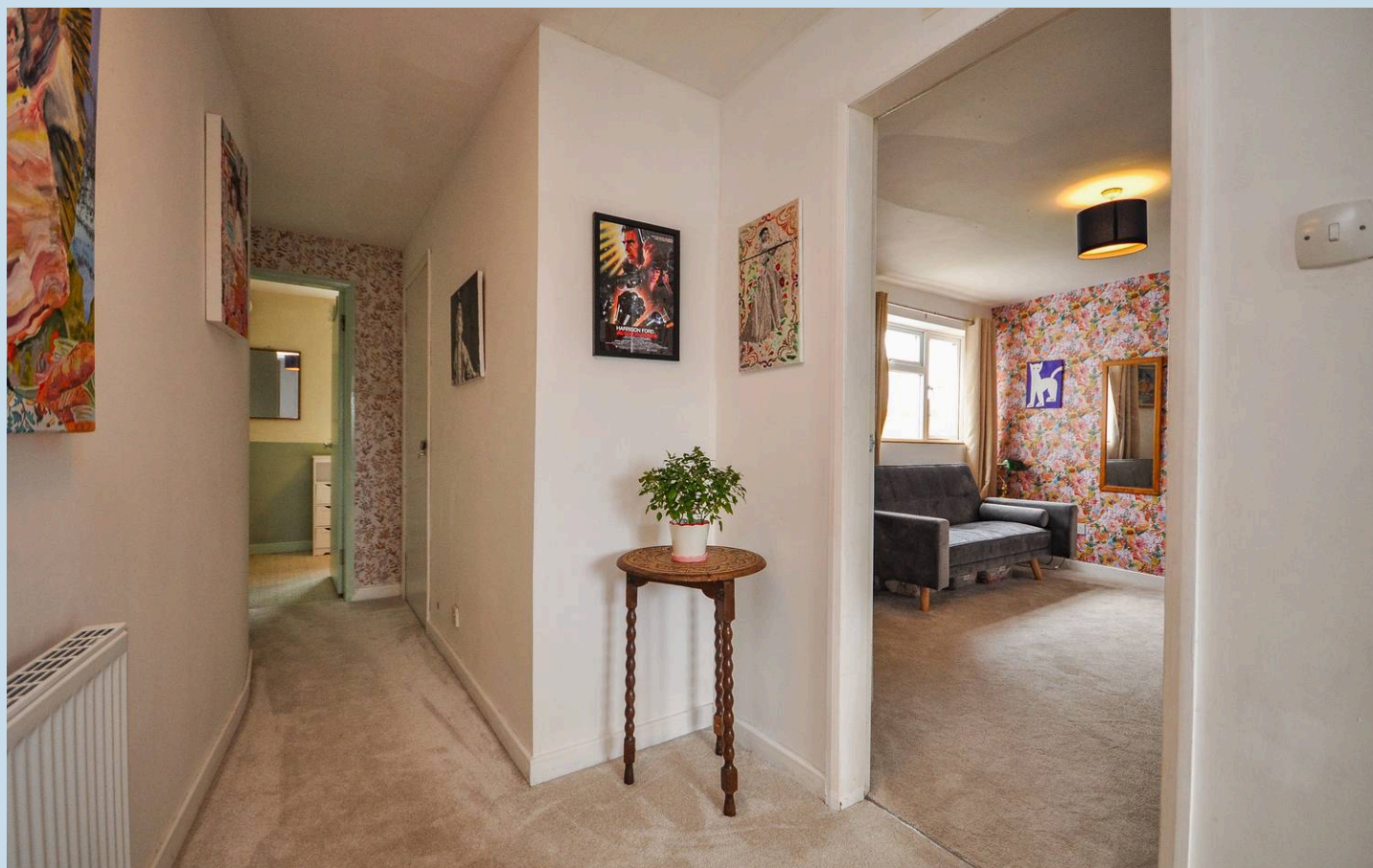
Mochrum, Newton Stewart

The property is located within the charming rural village of Mochrum, situated in the heart of Dumfries & Galloway's scenic Machars peninsula. This peaceful and friendly village setting offers a relaxed pace of life while still benefiting from a strong sense of community. Mochrum itself provides everyday amenities including a well-regarded primary school, village shop and post office, making it an ideal location for families or those seeking a quieter lifestyle. The surrounding countryside is renowned for its natural beauty, with rolling farmland, coastal walks and an abundance of outdoor pursuits right on the doorstep. The nearby towns of Whithorn, Wigtown and Newton Stewart are all within easy reach, offering a wider range of shops, services and leisure facilities. Wigtown, Scotland's National Book Town, also hosts a variety of cultural events throughout the year. This is an excellent opportunity to enjoy rural village living while remaining connected to the wider area.



Situated within the peaceful and well-regarded village of Mochrum, this well-proportioned detached home offers spacious and flexible accommodation ideally suited to a range of buyers, from families to those seeking a quieter rural lifestyle. The property is bright and welcoming throughout, with a practical layout that flows well between rooms. The accommodation comprises a generous living space, well-sized bedrooms and a large family bathroom on the upper floor, fitted with a four-piece suite including a separate shower cubicle and bath. The upper landing provides access to all bedrooms and further enhances the sense of space within the home. Each room is well presented and benefits from good natural light, while the overall layout offers flexibility for modern living, including potential for home working or guest accommodation.

Externally, the property enjoys a substantial and well-established rear garden. Predominantly laid to lawn, the garden is complemented by mature trees, shrubs and traditional stone wall boundaries, creating a private and attractive outdoor setting. A paved patio area provides an ideal space, while the open outlook across the surrounding countryside adds to the appeal. A garden shed offers useful external storage, and there is further scope for landscaping or personalisation. To the front, there is on-street parking readily available, with the property positioned within a quiet village setting. This is an excellent opportunity to acquire a spacious home in a desirable rural location, offering both comfort and potential.



- Spacious and well-proportioned detached dwelling
- Flexible accommodation with multiple double bedrooms
- Situated within a quiet and popular rural village setting
- Recently installed air source central heating
- Excellent access to wider towns including Wigtown, Whithorn and Newton Stewart
- Extensive rear garden with lawn, patio and mature planting
- Spacious bathroom with separate bath and shower cubicle
- Feature multi fuel burning stove

Lounge

17' 5" x 11' 0" (5.31m x 3.35m)

Front entrance giving direct access to a beautifully presented and generously proportioned lounge with a perfect blend of character and modern styling. Benefitting from a recessed fireplace housing a multi fuel stove set on a stone hearth. The space is enhanced and complemented by quality flooring and neutral décor with a large front double glazed window. An attractive arched alcove leads to the dining room as well as open access to stairs leading to upper level accommodation and built in under stairs storage.

Dining Room

20' 3" x 8' 8" (6.18m x 2.65m)

A bright and versatile dining room forming part of an attractive open-plan layout. Ideal for everyday use with a large double glazed window to the rear as well as an attractive arched opening which is currently utilised as a home working area as well as open access to rear kitchen. Finished with quality flooring and complemented by tasteful décor throughout, this a highly adaptable living space appealing to wide variety of buyers.





Kitchen

10' 11" x 10' 0" (3.34m x 3.05m)

A characterful and practical kitchen fitted with a range of base units and complemented by wooden work surfaces and tiled splashbacks. Offering excellent functionality as well as a large double glazed window positioned above a stainless steel sink providing a rear outlook over garden grounds. Ample space for free standing appliances including a cooker and washing machine. A rear UPVC door provides convenient access to the outside.

Landing

A bright and well-proportioned upper landing providing access to the bedrooms and bathroom. With a practical layout and neutral décor as well as benefitting from built in storage also.

Bedroom

20' 3" x 9' 2" (6.18m x 2.79m)

A bright and generously proportioned double bedroom benefitting from dual aspect double glazed windows to front. The room offers ample space for a large bed and additional furnishings, with a versatile layout that easily accommodates a home working area if required. Further benefits include an open wardrobe/storage area. This makes for an ideal principle bedroom.

Bedroom

12' 5" x 10' 6" (3.78m x 3.20m)

A bright and spacious double bedroom, currently utilised as a nursery, offering excellent versatility for a range of uses. The room is well proportioned, with ample space for a double bed and additional furnishings as well as benefitting from a large double glazed window providing a rear outlook over garden grounds. The layout comfortably accommodates seating or storage, making it equally suitable as a guest room, home office or family bedroom.



Bathroom

10' 11" x 6' 7" (3.34m x 2.00m)

A bright and well-proportioned family bathroom, fitted with a four piece suite comprising a bath, separate shower cubicle, wash hand basin and WC. The room benefits from a large window, allowing for excellent natural light and ventilation while the generous proportions provide ample space for additional storage. Neutrally presented throughout, the bathroom is both practical and functional, with scope for modernisation if desired.

Rear Garden

The property benefits from a generous and well-established garden, predominantly laid to lawn and enjoying a pleasant, open outlook across the surrounding countryside. Mature trees, shrubs and traditional stone wall boundaries provide a good degree of privacy and a charming, natural setting. The garden is thoughtfully arranged with a variety of areas, including a paved patio and sloping lawn sections that make the most of the outlook. A timber garden shed offers useful external storage, while additional areas provide scope for further landscaping. Overall, the garden offers a peaceful and versatile outdoor space

ON STREET

1 Parking Space

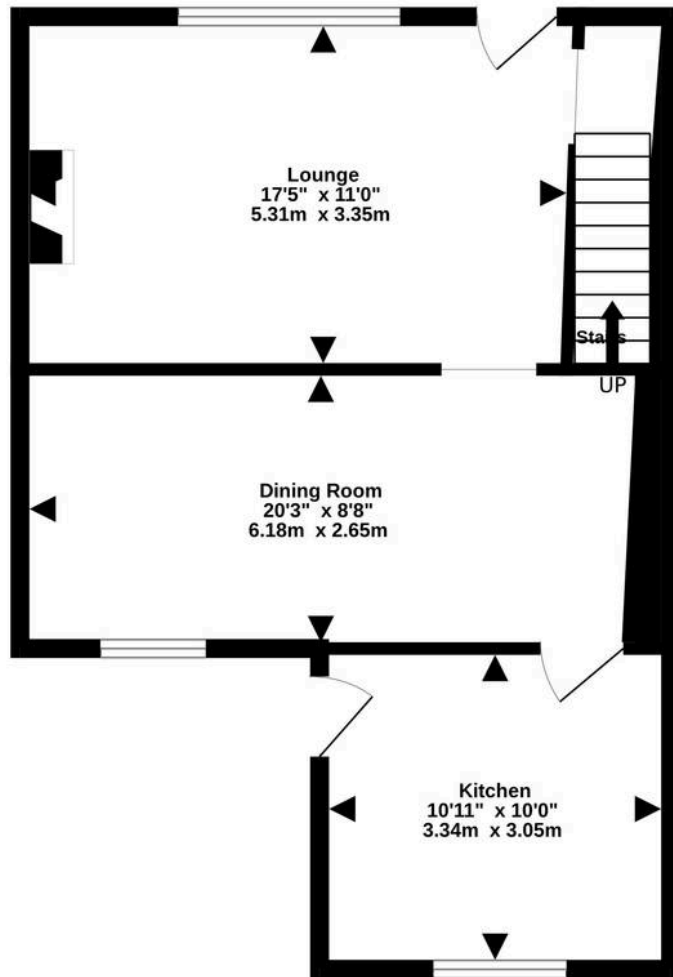
Ample on street parking to front of property.



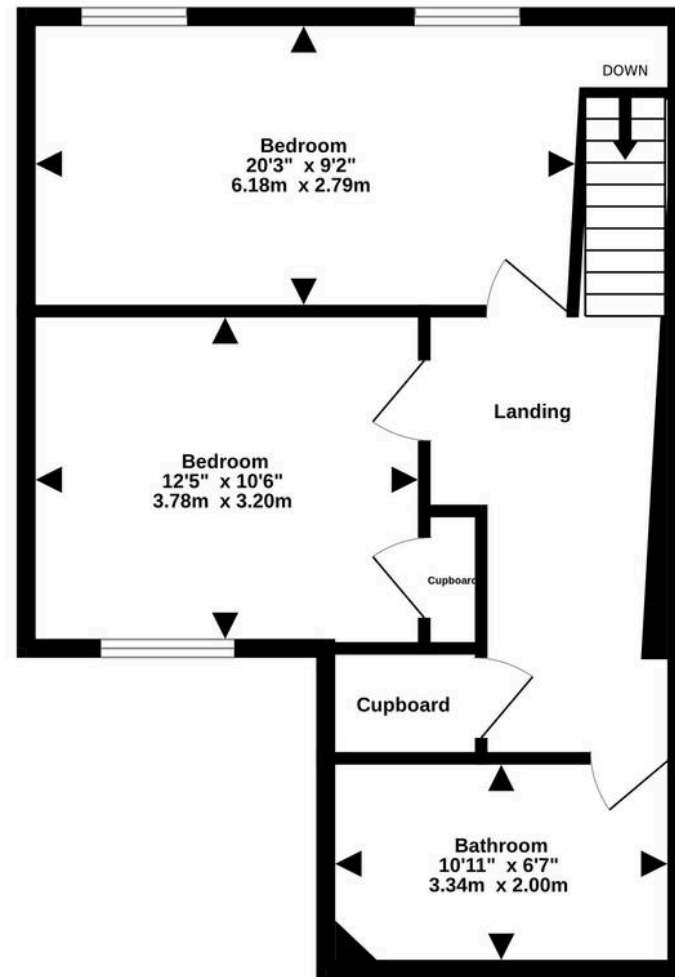




Ground Floor
490 sq.ft. (45.6 sq.m.) approx.



1st Floor
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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 D(65)

SERVICES

Mains electricity, water and drainage, Air Source heat pump heating system.

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.

