

9 Main Street, Sorbie

Newton Stewart, DG8 8EG

Offers Around **£70,000**

9 Main Street

Sorbie, Newton Stewart

Sorbie is a small village within the Machars area of Dumfries & Galloway, surrounded by rolling farmland and rural countryside. The village is well placed for access to nearby Wigtown, Whithorn, Garlieston and Newton Stewart, with Newton Stewart providing a wider range of shops, supermarkets, schooling, healthcare and other everyday services. The surrounding area is known for its attractive countryside and coastline, with numerous walking routes, beaches, coastal villages and outdoor recreational opportunities available throughout the Machars. Road connections from the village provide straightforward access towards Newton Stewart and onwards to the A75, linking the area with Stranraer, Dumfries and the wider region.

- Traditional stone-built terraced cottage
- Located on Main Street, Sorbie
- In need of renovation and modernisation
- Upper-floor extension understood to date from approximately the 1970s
- Four first-floor bedrooms
- Lounge and separate dining room
- Ground-floor shower room
- Large rear garden
- Open countryside views to the front & from the rear
- Scope for further improvement and upgrading



A traditional stone-built terraced cottage situated on Main Street in the village of Sorbie. The property has been extended at upper-floor level, understood to date from approximately the 1970s, and now provides a surprisingly generous level of accommodation extending to approximately 962 sq.ft. The property is in need of renovation and modernisation throughout, offering scope for a purchaser to upgrade the accommodation to their own specification while retaining the character of the original cottage.

On the ground floor, the accommodation comprises an entrance hallway, lounge, separate dining room, kitchen and shower room. The lounge is positioned to the front of the property and features a fireplace, while the dining room provides an additional reception space. The kitchen is located to the rear and requires upgrading, with access towards the rear of the property.

The first floor is considerably larger than might initially be expected from the cottage-style frontage, having been extended to provide four bedrooms. Several of the bedrooms incorporate built-in storage, while the rear-facing rooms benefit from open views across neighbouring farmland and the surrounding countryside.

Externally, there is a substantial rear garden laid mainly to grass and enclosed in part by traditional stone walling. A timber shed provides useful external storage, and an oil storage tank is positioned close to the rear of the house. The garden enjoys a largely open aspect towards the surrounding rural landscape. Overall, this is a spacious traditional property requiring a programme of improvement but offering considerable potential, with four-bedroom accommodation, a large rear garden and attractive countryside views.



Hallway

Front entrance into hallway giving access to ground floor shower room and lounge. Lounge gives access to full ground floor living accommodation.

Lounge

12' 11" x 12' 10" (3.93m x 3.90m)

Generously proportioned front-facing lounge with window to the front, tiled fireplace with open grate, radiator and ceiling light. A wide opening provides direct access through to the adjoining dining room via sliding door access.

Dining Room

11' 9" x 9' 4" (3.57m x 2.84m)

Good-sized dining room with window providing natural light, radiator and direct access from the lounge, with a further doorway leading towards the kitchen and hallway/ stairs to upper floor accommodation.

Kitchen

10' 4" x 7' 4" (3.14m x 2.23m)

Kitchen fitted with a range of base and wall-mounted units with worktop surfaces and stainless steel sink. Space is provided for freestanding appliances, with a cooker currently in place. Window to the rear provides natural light, with tiled flooring and access towards the staircase and rear entrance area.

Shower Room

7' 2" x 4' 4" (2.19m x 1.32m)

Fitted with a white suite comprising WC, pedestal wash hand basin and enclosed shower cubicle with mains shower. Finished with wall panelling, with a chrome heated towel rail and window providing natural light.





Bedroom

10' 10" x 8' 9" (3.29m x 2.66m)

A well-proportioned double bedroom with a window providing good natural light and a built-in storage cupboard. The room enjoys an attractive open outlook across neighbouring farmland, with dry-stone walls, open countryside and far-reaching views towards the surrounding hills.

Bedroom

10' 9" x 10' 0" (3.27m x 3.04m)

A well-proportioned double bedroom with a wide window providing good natural light and an open outlook across the surrounding countryside. The room benefits from an extensive range of fitted wardrobes and storage cupboards, together with a central recessed dressing area.

Bedroom

10' 9" x 10' 0" (3.28m x 3.04m)

A further double bedroom with a rear-facing window providing good natural light and an open outlook. The room benefits from an extensive range of built-in wardrobes and storage cupboards, together with a central recessed shelving area.

Bedroom

10' 10" x 10' 9" (3.29m x 3.28m)

A further bedroom with a window providing natural light, radiator and exposed timber floorboards. The room would benefit from some decorative upgrading and provides scope for a purchaser to finish to their own specification.



GARDEN

A substantial rear garden extending away from the property and laid mainly to grass. The garden is enclosed predominantly by traditional stone walling with additional boundary planting and fencing, and includes a useful timber shed/outbuilding. There is also an external oil storage tank positioned close to the rear of the house. The size of the garden provides plenty of outdoor space and enjoys an open outlook towards the surrounding countryside.

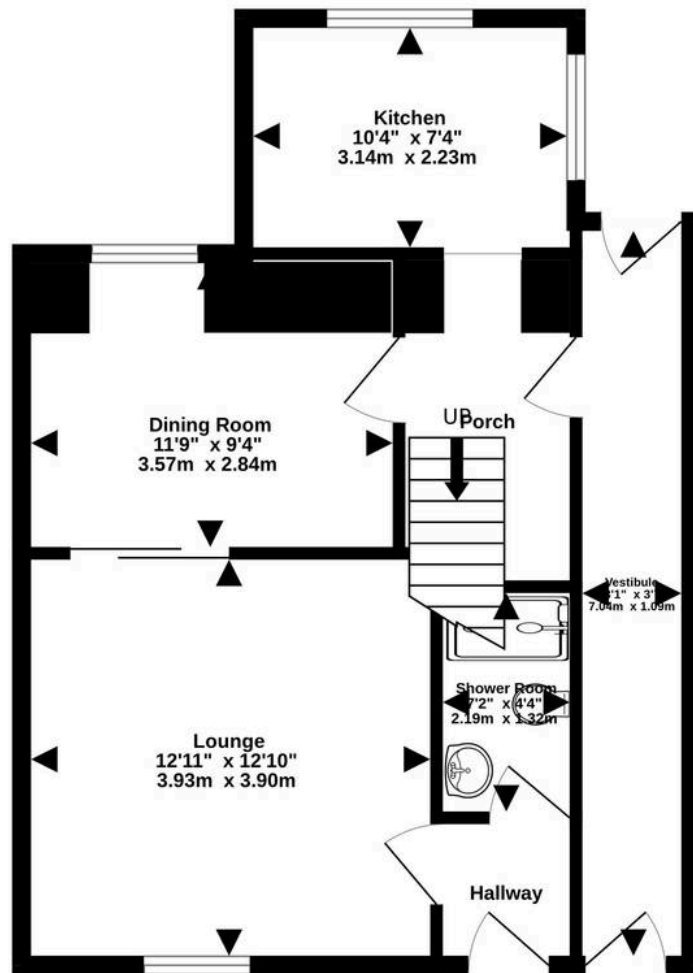
ON STREET

1 Parking Space

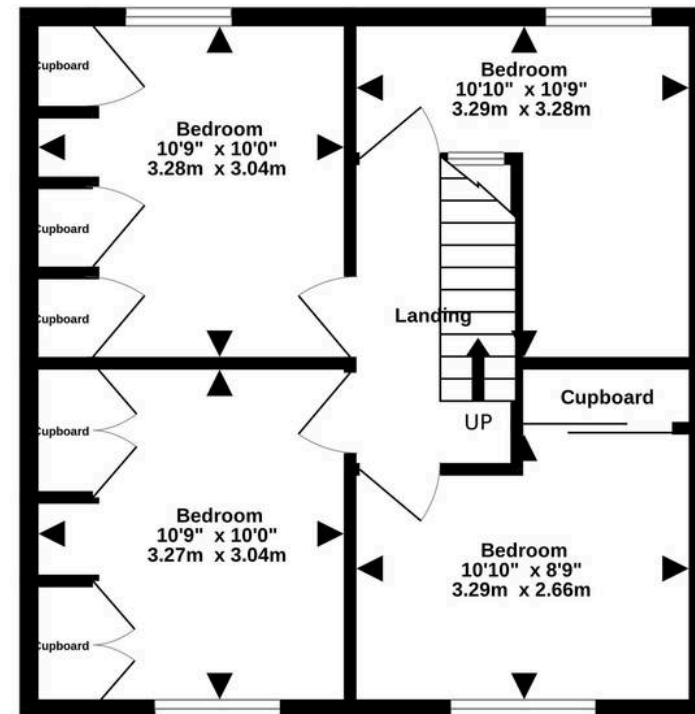




Ground Floor
515 sq.ft. (47.9 sq.m.) approx.



1st Floor
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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 throughout.

COUNCIL TAX Band C

EPC RATING: E(52)

SERVICES: Mains water, drainage and electricity. Oil 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. 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.

