



Thistledown Cottage, Kirkinner

Newton Stewart, DG8 9AL

Offers Over £175,000 are invited.

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Kirkinner, Newton Stewart, DG8 9AL

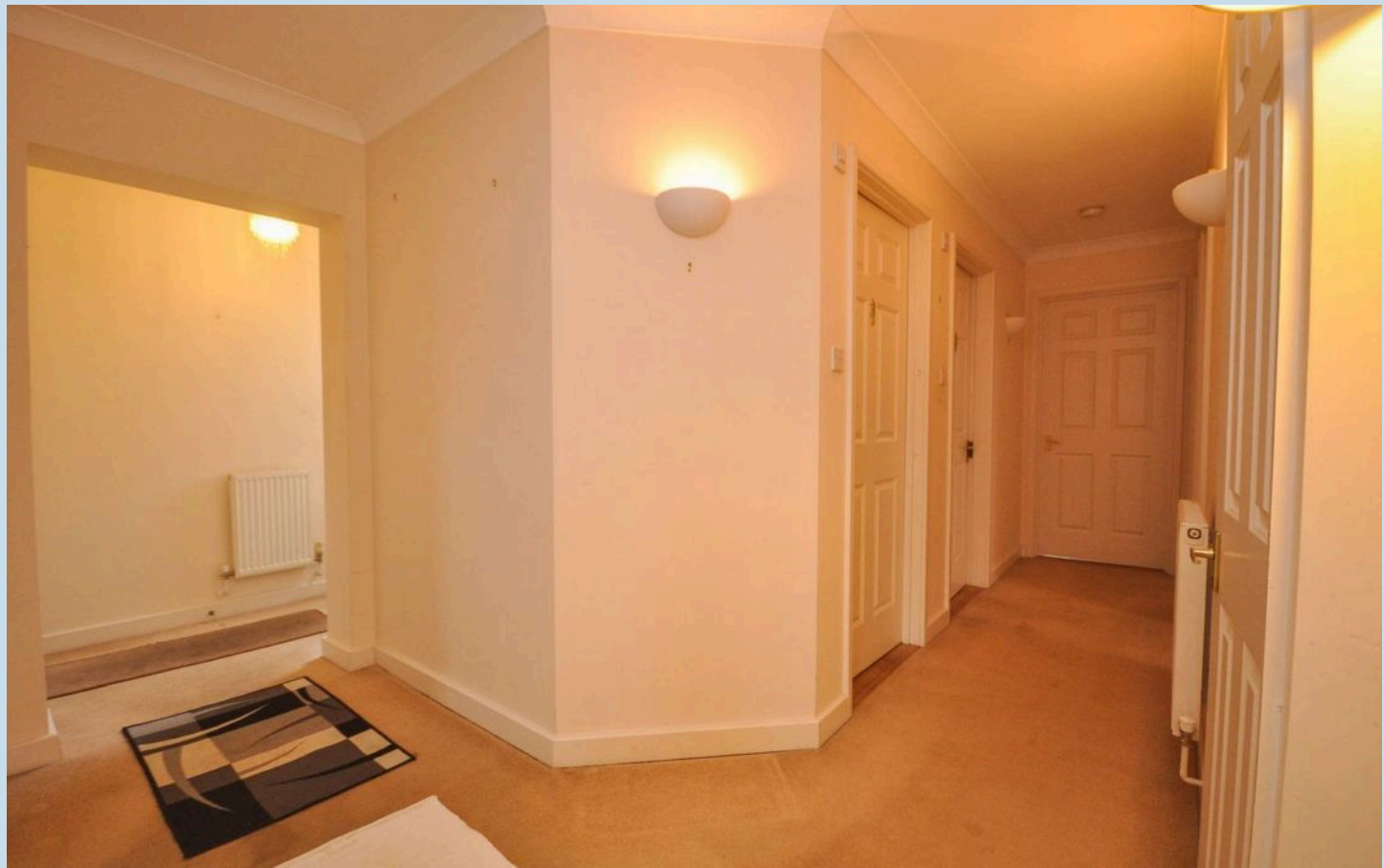
Local amenities within the village include primary school, local inn, church, general store and bowling club. All major amenities including supermarket, general shopping, healthcare and secondary school are all located in Newton Stewart. There is a town centre and secondary school transport service available from the village.

- Detached bungalow
- Three bedrooms
- Off road parking
- Scenic countryside views
- Separate shower room & bathroom
- Spacious lounge & conservatory
- Generous sized kitchen
- Enclosed & easily maintained garden grounds
- Well presented throughout
- Oil fired central heating



This well presented three bedroom detached bungalow offers a fantastic opportunity to enjoy spacious single level living in a picturesque countryside setting. The property is thoughtfully arranged, featuring a generous sized kitchen that provides ample space for meal preparation and dining. The spacious lounge is ideal for relaxing or entertaining, while the adjoining conservatory takes full advantage of the scenic views and floods the living space with natural light. Three well proportioned bedrooms offer comfortable accommodation for families or guests. A separate shower room and bathroom add flexibility and convenience for modern living. The bungalow benefits from oil fired central heating, ensuring a warm and comfortable environment throughout the year. Every aspect of the interior has been maintained to a high standard, making this property ready for immediate occupation.

The outside space is designed for ease of maintenance and maximum enjoyment of the tranquil surroundings. To the rear, the enclosed garden grounds feature a concrete paved pathway and patio, bordered by decorative gravel and framed by timber boundary fencing for privacy and security. A separate timber built shed provides useful additional storage for gardening tools or outdoor equipment. The front of the property is approached via a shared tarmac driveway, which leads to a concrete paved off road parking area, offering ample space for multiple vehicles. The outdoor areas are perfectly suited for those seeking a peaceful retreat with minimal upkeep, while still enjoying the benefits of private, secure, and attractive garden grounds. This property is ideal for anyone looking to embrace a relaxed countryside lifestyle with all the comforts of a modern home.



Hallway

Front entrance via UPVC storm door giving access to former integral garage (currently used as a utility space) and central heating radiator. Open access into hallway providing full access to living accommodation with central heating radiator and built in storage.

Kitchen

17' 2" x 7' 6" (5.22m x 2.28m)

Generous sized kitchen which has been fully fitted with both floor and wall mounted units. Comprising of an integrated electric fan oven and hob as well as stainless steel sink with mixer tap. Double glazed window to the rear and central heating radiator.

Lounge

21' 4" x 15' 9" (6.51m x 4.79m)

A bright and spacious lounge with sliding door access to rear conservatory and feature electric fire. Two double glazed windows as well as two central heating radiators and TV point.

Conservatory

13' 2" x 9' 7" (4.02m x 2.91m)

A bright and spacious conservatory accessed off the lounge which is fully fitted with UPVC double glazing as well as French patio doors giving access to rear garden grounds.

Bedroom

13' 7" x 9' 5" (4.13m x 2.88m)

A bright and spacious double bedroom benefitting from a double glazed window as well as central heating radiator and generous built in storage.

Bedroom

13' 7" x 13' 7" (4.13m x 4.13m)

A bright and spacious master bedroom with two double glazed windows to the front as well as central heating radiator and generous built in storage.





Bedroom/ Study

9' 7" x 9' 5" (2.92m x 2.88m)

A bright and spacious potential third bedroom or study to the front of the property with two double glazed windows as well as central heating radiator and generous built in storage.

Bathroom

7' 0" x 5' 10" (2.14m x 1.78m)

A bright and well proportioned bathroom comprising of a bath with overhead shower and tiled walls as well as WHB with wall mounted mirrored display cabinet and separate WC. Double glazed window also.

Shower Room

6' 6" x 5' 10" (1.99m x 1.78m)

A separate shower room comprising of a walk in corner shower cubicle with mains shower and splash panel boarding as well as separate WHB with wall mounted display cabinet and WC. Double glazed window also.

Utility/Laundry Room

15' 9" x 14' 6" (4.79m x 4.42m)

Previously an integral garage now converted to a spacious utility space/ laundry room which has been fitted with both floor and wall mounted units, fitted stainless steel sink with mixer tap and plumbing for washing machine as well as housing the central heating boiler. Double glazed window to the rear as well as UPVC storm door giving rear outside access to garden grounds.

Rear Garden

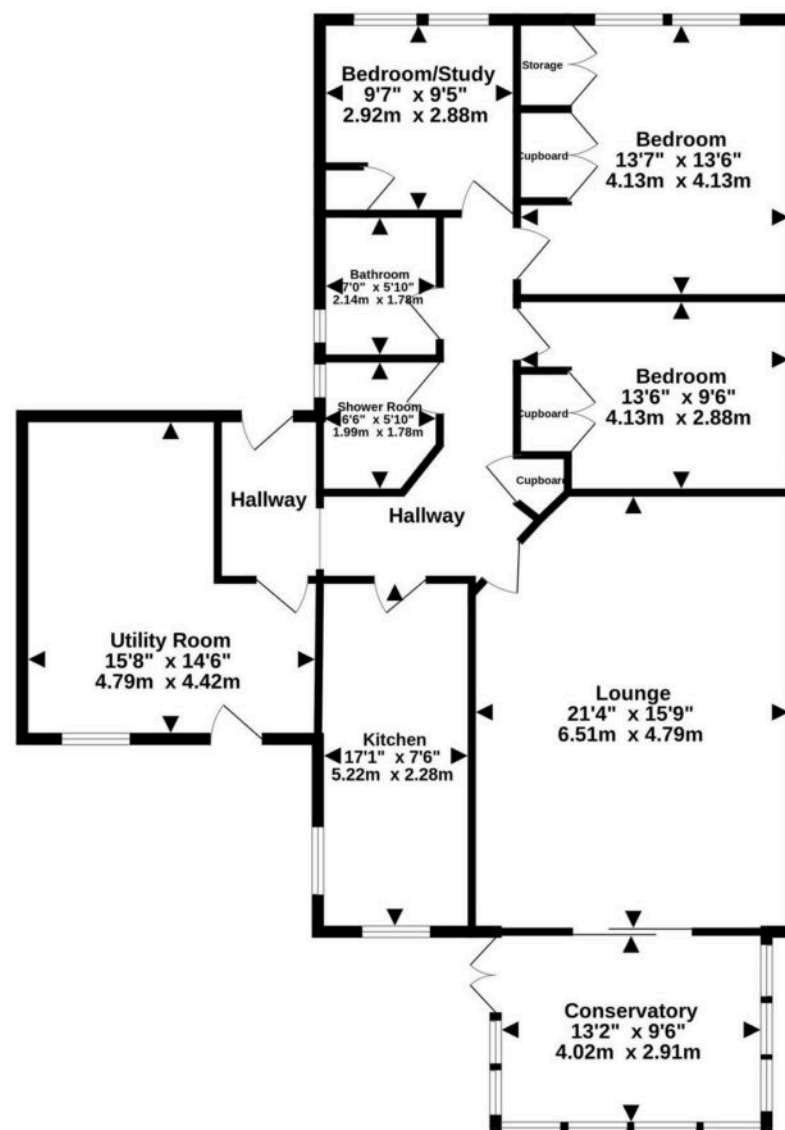
Enclosed garden grounds to the rear of easy maintenance comprising of concrete paved pathway and patio with gravel borders and surrounded with timber boundary fencing. Separate timber built shed also.







Ground Floor
1381 sq.ft. (128.3 sq.m.) approx.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX E EPC RATING D – 68

SERVICES

Mains electricity, water & drainage. 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.

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.

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

