



10 Newton Stewart Road

Kirkcowan, Newton Stewart, DG8 0HA

This charming bright and spacious terrace cottage provides well-proportioned accommodation throughout. Large enclosed rear garden.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

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Ground Floor: Entrance Porch
Entrance Hallway
Living Room
Kitchen
Rear Porch
2 Bedrooms
Bathroom

Outside: Rear garden

Double glazed throughout. Oil central heating.

10 Newton Stewart Road is situated in the quiet village of Kirkcowan. This traditional terrace cottage offers spacious light, bright accommodation throughout making it the ideal property for first time buyer, buy to let or someone looking to downsize.

The village of Kirkcowan is located approximately 7 miles to the west of Newton Stewart. With the A75 Euro route being only a few minutes' drive to the north, there are easy links to the local towns of Stranraer and Newton Stewart and thereafter the major towns of Kirkcubright, Castle Douglas and Dumfries.

Kirkcowan is a vibrant Galloway village which also has a Doctors' Surgery, Post Office and shop, Garage, Hotel and good public transport links. Buses regularly pass through the village heading both West to Stranraer and East to Dumfries, the bus stop and Nursery and Primary School are both a few minutes' walk from Old Church Hall. Newton Stewart, offers a wider range of shops and services, including a leisure centre, cinema, secondary school and four supermarkets.

ACCOMMODATION

Entrance from Newton Stewart Road through an uPVC double glazed door in to:-

ENTRANCE PORCH

Tiled Entrance floor. Wooden glazed door leading to:-

HALLWAY 5.97m x 0.95m (19'6" x 3'1")

Spacious hallway gives access to all main living accommodation and both bedrooms. Radiator. Ceiling light. Cupboard. Carpet.

LIVING ROOM 4.24m x 3.61m (13'11" x 11'10")

Accessed directly from kitchen. This bright spacious room has two large uPVC double glazed picture windows to the rear. Ceiling light. Carpet.

KITCHEN 5.72m x 2.64m (17'9" x 8'6")

Fitted kitchen with white high gloss units with formica work surface above and tiled splashback behind. Circular stainless steel sink with drainer and mixer tap above. uPVC double glazed window to side with roller blind above. Plumbing for washing machine. Space for under counter fridge. Space for cooker. Recessed LED ceiling spotlights. Vinyl Flooring. Wooden glazed door leading to rear porch and doorway leading to lounge/family room.

REAR PORCH 1.45m x 1.15m (4'7" x 3'7")

Step down from kitchen in to rear porch. Wooden floor. Ceiling light. uPVC double glazed door leading to rear garden.

BEDROOM 1 3.86m x 3.86m (12'8" x 12'8")

uPVC double glazed window to front. Ceiling light. Alcove with shelf. Carpet.

BEDROOM 2 3.47m x 3.41m (11'4" x 11'2")

uPVC double glazed window to rear with roman blind. Ceiling light. Carpet.

BATHROOM 2.05m x 1.63m (6'7" x 5'3")

White W.C, wash hand basin and bath with electric Triton shower above. Further mains shower at opposite end of bath. Extractor fan. Tiled splash back on all 4 walls. Radiator. Obscure glazed window with roman blind. Tiled floor.

OUTSIDE

Fully enclosed rear garden. Mainly laid to concrete. Oil storage tank.

BURDENS

The Council Tax Band relating to this property is a Band A.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, oil central heating and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcubright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcubright and the Fax Number is 01557 332 057.

Ref: SAK/SM/WRIGJ01-01



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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.