



WILLIAMSON
& HENRY
Solicitors & Estate Agents



THE STEPPES, 31 MAIN STREET

KIRKCOWAN, NEWTON STEWART, DG8 0HQ

Surprisingly spacious semi detached cottage which is well positioned in a central village location, with large rear garden and substantial derelict stone barn providing scope for extending.



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Accommodation:

Ground Floor:

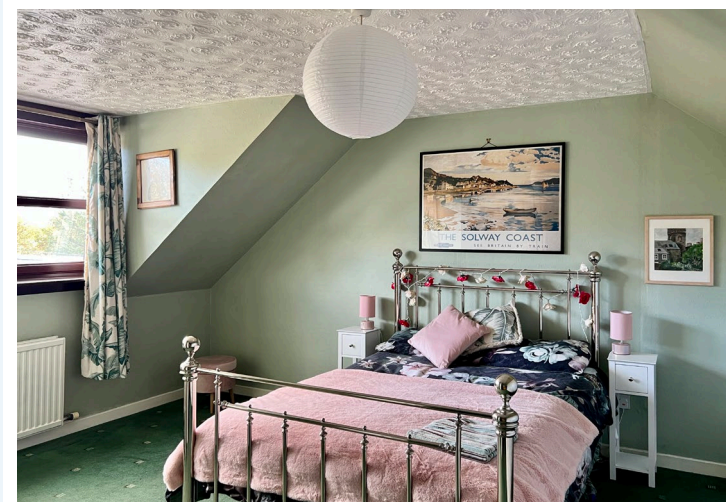
Entrance Hallway
Snug/Bedroom 3
Open Plan Sitting Room /
Dining Room
Rear Inner Hall
Bathroom
Kitchen

First Floor:

Landing
Double Bedroom 1
W.C.
Double Bedroom 2

Outside:

Rear Garden. Shed.
Derelict Stone Barn.



31 Main Street is a well-proportioned traditional Galloway Cottage located in the heart of Kirkcowan and being a short walk away from all local amenities. This charming home benefits from 2 bright and spacious reception rooms and 2 double bedrooms and off-street parking as well as access to the large, enclosed garden to rear.

Immediately adjacent to the Kitchen and enclosed courtyard is a large derelict stone building which may be suitable for conversion or integration into the main house subject to appropriate planning consents.

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 Kircudbright; 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

Entered through solid wooden door with glazed panel above into: -

ENTRANCE HALLWAY 1.84m x 3.74m

Wide welcoming reception hallway with doors leading off to open plan sitting room / dining room and snug. Wall mounted cupboard housing RCD consumer unit and electric meter. Wood paneling to waist height on one wall. Radiator. Under stair storage cupboard has built in shelving and coat hooks. Central heating thermostat controller. Ceiling light. Painted concrete floor.

OPEN PLAN SITTING ROOM / DINING ROOM 7.09m x 3.60m (at widest)

Bright and spacious reception room which runs the full depth of the property with ample natural light from Georgian style wooden sash and case window to front with deep sill beneath and further sash and case window to rear with deep sill beneath. Curtain pole. BT point. Radiator. Built in cupboard in dining room area housing Worcester gas fired boiler. Inglenook style fireplace with inset cast iron wood burning stove set on slate hearth. Recessed alcove with LED ceiling spotlights. Fitted carpet. Two ceiling lights. Four wall lights.

SNUG/BEDROOM 3 3.75m x 4.37m

Bright, front facing reception room with large wooden sash and case Georgian style window with deep sill beneath (please note that a radiator has been ordered to go under this window and will be installed prior to settlement). Feature fireplace with marble hearth and cast-iron surround. Ceiling light. Fitted carpet.

REAR INNER HALL 3.77m x 0.86m

Wood paneling on one wall. Internal glazed window from hallway into kitchen. Doors leading through to kitchen, bathroom and rear garden. Ceiling light. uPVC wood effect door to rear.

BATHROOM 2.34m x 1.79m (at longest and widest)

Suite of White wash hand basin and W.C. White bath with mains shower above and respatex style wall paneling round. Mirrored wall mounted bathroom cabinet. Radiator. Partially coombed ceiling. Extractor fan and ceiling light. Tile effect vinyl flooring.

KITCHEN 3.75m x 3.61m

Good range of painted kitchen units with laminate work surfaces. Large uPVC double glazed window to rear with deep sill beneath. Radiator. Bosch washing machine. Stainless steel sink with mixer tap and drainer to side. Freestanding electric cooker with extractor hood above. Tiled splash backs. Bosch freestanding fridge freezer. Wood effect vinyl flooring. Ceiling lights.

Painted staircase with painted wooden handrail and central carpet runner with metal rods leading up to first floor level.

First Floor Accommodation

LANDING

Fitted carpet. Smoke alarm. Doors leading off to two bedrooms and W.C.

DOUBLE BEDROOM 1 (left) 4.15m x 3.77m

Partially coombed ceiling. Under eaves built in wardrobes. Radiator. uPVC double glazed window to rear overlooking garden and yard. Ceiling light. Fitted carpet.

W.C. 2.62m x 1.25m

Modern upstairs bathroom with suite of White wash hand basin and W.C. Obscure uPVC wood effect double glazed window to rear. Wood paneling to waist height. Partially coombed ceiling. Ceiling light. Tile effect vinyl flooring.

DOUBLE BEDROOM 2 (right) 4.8m x 4.30m

Large uPVC double glazed window looking over garden to rear. Partially coombed ceiling. Built in under eaves wardrobe providing useful additional storage. Ceiling light. Fitted carpet.

Outside

31 Main Street benefits from a large enclosed rear garden with off street parking with side access from main street. To the right-hand side of the yard is an enclosed courtyard area which is paved and provides an ideal sheltered area for alfresco dining and is accessed directly from the kitchen.

A gate leads and path leads through the rear garden with poly tunnel and sheds to one side, ideal for those who would like to grow their own fruit and veg. The path continues to the rear and opens up to formal lawned area.

OUTBUILDING

To the rear of the property is a substantial derelict stone barn which runs adjacent to the main house which could be suitable for further development and integration into the main house subject to appropriate planning consents.

BURDENS

The Council Tax Band relating to this property is D.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.





SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright 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, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LNM/BRADV01-03

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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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 to 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.

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