



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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2 Kiltersan Cottage,
Kirkcowan,
Newton Stewart,
Dumfries And Galloway.
DG8 0DJ

£185,000



- Detached rural property
- Double glazing throughout
- Large garden grounds
- Off road parking
- Downstairs bedroom
- Sun room
- Wood burning stove

Ref: PRA10764

Viewing Instructions: Strictly By Appointment Only

General Description

We are pleased to present this delightful 3 bedroom rural cottage near Kirkcovan, featuring sun room, wood burning stove, off road parking and a large garden. Complete with countryside views all around, there is additional ground opposite the property that could be utilised as a wildlife haven or additional garden space.

Accessing the property through the front door, the bright bathroom is to the right and a useful storage cupboard is ahead. Entering the living room to the left, stairs lead up to the first floor and two double bedrooms. Towards the rear of the property the sun room can be accessed from the living room, and the kitchen, open plan to the sun room, is to the right off the living room. The far end of the sun room leads to a small rear porch with access to the garden and the main downstairs bedroom, which contains a handy WC and sink.

The rear garden has a variety of established trees and shrubs, a shed, glasshouse, and is bordered by traditional dry stone walls.

The property is situated just 2 miles from Kirkcovan village which features a post office, nursery and primary school, village hall, service station and pub/hotel. Just 8 miles further east is the town of Newton Stewart with a wide range of shopping and eating out opportunities, including several supermarkets and independent retailers. It also has a community cinema, medical centre and primary school.

A wide range of activities is available locally including fishing, golf, and a variety of walks and cycle paths. The property is situated a short distance off the A75 which connects to Stranraer and Dumfries.

Accommodation

Entrance Hall

Entering the property through the front door via the UPVC outer door. With a handy built in cupboard, there is access to the bathroom and the living room.



Bathroom (9' 7" x 5' 6") or (2.93m x 1.67m)

To the right of the front hall, the well proportioned bathroom has a window to front and is fitted with suite of bath, wash hand basin and WC. A Mira electric shower is over the bath which features wooden panelling, coordinating with the built in vanity unit.



Living Room (17' 1" x 12' 6") or (5.21m x 3.81m)

A spacious room with welcoming wood burning stove and wooden stairway to access the bedrooms upstairs. To the rear is access to the sun room and the kitchen.



Sun Room (7' 2" x 19' 4") or (2.19m x 5.90m)

This bright room takes full advantage of the view of the garden and boasts a wood burning stove for cosy nights. The room has an opening to the kitchen and leads to the rear porch and onto the downstairs bedroom.



Kitchen (9' 1" x 8' 8") or (2.77m x 2.64m)

Open to the sun room to take advantage of the view to the garden, the modern kitchen is fitted with range of wall and base units with granite effect worktop and tiled splashback. Complete with free standing electric cooker fridge freezer, washing machine and tumble dryer.

Rear Porch

From the sun room, a half glazed UPVC outer door leads to the rear garden, and a wooden inner door to the bedroom. A window to front makes this a bright area.

Bedroom 1 / Study (19' 7" x 10' 4") or (5.97m x 3.14m)

Converted from the garage, the generous room provides space for a seating area, study or plentiful storage as well as a bedroom. A separate WC is installed a the front of the room whilst dual aspect windows provide plenty of light.

Toilet (7' 3" x 2' 7") or (2.22m x 0.79m)

Conveniently situated within the downstairs bedroom with wash hand basin and WC.

Landing

With window to rear. Pendant light fitting. Carpet.



Bedroom 2 (15' 7" x 9' 4") or (4.75m x 2.84m)

A double bedroom overlooking the front of the property, featuring built in storage and additional wall lighting. Neutrally decorated with plenty of space for additional storage.



Bedroom 3 (15' 9" x 7' 4") or (4.79m x 2.24m)

A double bedroom overlooking the front of the property, with built in storage.



Garden

There is a generous area of garden to the rear, bounded by dry stone walls mostly laid to lawn and featuring a variety of trees and shrubs.



Grounds

Opposite the property is a versatile area of land around 20 metres across with great potential. To the rear the ground dips slightly and a pond area has been dug, with a decorative stone bench to the side. Surrounded by dry stone walling and established trees and hedging.

Services

Mains electricity, mains water

EPC Rating:38

Tenure

We are informed that the tenure is Freehold

Council Tax

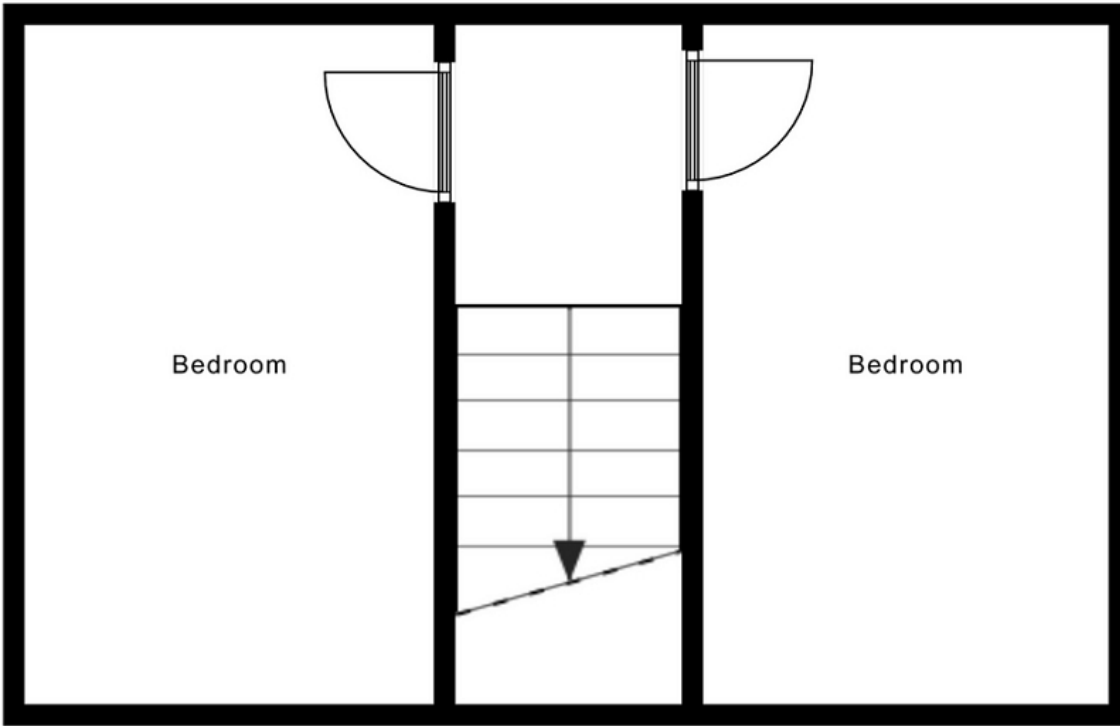
Band D

Directions

Travel along the A75 for 7 miles from Newton Stewart, past the turning for Kirkcowan on the left. Take the next turning on the right, just before the corner. Follow the road around to the left and the property is 400m along on the left.



First Floor



Ground floor



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.