



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Newton Stewart
10 Victoria Street, DG8 6BT

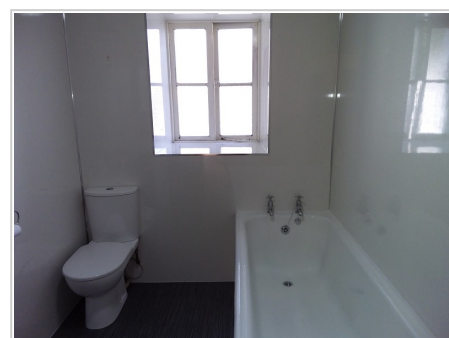
E: ns@gmthomson.co.uk
T: 01671 402 887
F: 01671 402 650

Hillcrest
2 Main Street
Kirkcowan
Newton Stewart
DG8 0HG

£600 Monthly *



- Close proximity to Kirkcowan Primary School
- Good Family Sized Accommodation
- Fully Enclosed Rear Garden



Ref: PRA10577

General Description

Detached 4 bedroom house situated on the main street of Kirkcowan. The property offers good family sized accommodation over 2 levels and benefits from a fully enclosed garden to the rear. No pets. No smokers. EPC - F. Landlord Registration Number: 1473254/170/10092. LARN: 1812035.

Accommodation

Entrance Hall

With UPVC double glazed outer door. Stairs to first floor. Ceiling light fitting. Carpet.



Bedroom 1 (10' 1" x 9' 6") or (3.07m x 2.90m)

With 2 windows to front. Electric heater. Pendant light fitting. Carpet.



Lounge (13' 5" x 15' 0") or (4.08m x 4.56m)

With windows to front and side. 2 night store radiators. Open fireplace with multi fuel stove, timber mantel and slate hearth. Ceiling light fitting. Carpet.



Kitchen (15' 0" x 6' 11") or (4.56m x 2.10m)

With 2 windows to rear and fitted with range of wall and floor units with worktop over. Electric stove. Cooker control point. Stainless steel single drainer sink unit. Night store radiator. Fridge. Wooden table and chairs. Strip light. Vinyl floor covering.

Rear Hall

With double glazed outer door to rear garden. 2 built in cupboards. Night store radiator. Ceiling light fitting. Vinyl floor covering.



Bathroom (5' 9" x 8' 0") or (1.74m x 2.44m)

With window to side and fitted with suite of bath, wash hand basin and WC. Respatex wall panelling. Ladder effect heated towel rail. Extractor fan. Mirror. Ceiling light fitting. Vinyl floor covering.



Utility Room (12' 7" Max x 7' 7" Max) or (3.83m Max x 2.31m Max)

With small window to front. Fitted wall units and Belfast sink. Cupboard housing electricity meters. Night store radiator. Hot water programmer. Ceiling light fitting. Vinyl floor covering.

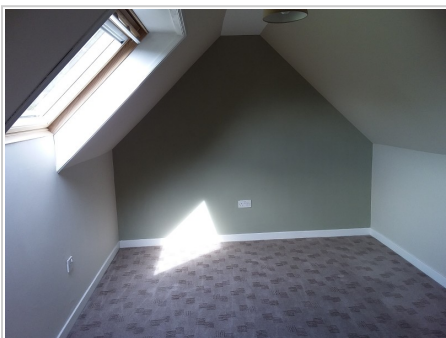
Stairs to First Floor

Carpeted.



Landing

Built in cupboard with shelving. Loft access. 2 pendant light fittings. Carpet.



Bedroom 2 (12' 10" Max x 9' 3" Max) or (3.91m Max x 2.81m Max)

With Velux window to rear. Electric panel heater. Built in wardrobe. Pendant light fitting. Carpet.



Bedroom 3 (11' 6" x 10' 6") or (3.51m x 3.21m)

With window to front. Built in wardrobes. Pendant light fitting. Carpet.



Shower Room (5' 1" Max x 7' 0" Max) or (1.56m Max x 2.14m Max)

With Velux window to side. Fitted with corner shower cubicle with mains powered shower, wash hand basin and WC. Ladder effect heater towel rail. Respatex wall panelling. Ceiling light fitting. Vinyl floor covering.



Bedroom 4 (14' 11" Max x 6' 9" Max) or (4.54m Max x 2.07m Max)

With window to rear. Pendant light fitting. Carpet.



Garden

There is a good sized area of raised garden ground to the rear of the property which is fully enclosed. This consists of tow areas of lawn, flower borders and a variety of shrubs.

Application

All interested parties must complete an application form before a viewing can be carried out at the property. Please contact the office for an application form.

Landlord registration number

1473254/170/10092

Agent Registration Number

1812035

Services

Mains electricity, mains water, mains drainage

EPC Rating:32

Council Tax

Band D



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. LBTT is not payable up to £145,000. From £145,001 to £250,000 - 2% of Purchase Price. From £250,001 to £325,000 - 5% of Purchase Price. From £325,001 to £750,000 - 10% of Purchase Price. From £750,001 onwards - 12% of Purchase Price. N.B. LBTT 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. 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	57	
(39-54) E			(39-54) E		
(21-38) F	32		(21-38) F		
(1-20) G			(1-20) G	12	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.