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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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6 NEWTON STEWART ROAD, KIRKCOWAN



A semi-detached two storey house on the edge of the village of Kirkcowan. The property benefits from double glazing and oil fired central heating throughout. Off street parking with a good sized area of garden ground.

- LOUNGE
- DINING ROOM
- KITCHEN
- 2 BEDROOMS
- WC APARTMENT
- BATHROOM
- SUN PORCH
- GOOD SIZED AREA OF GARDEN GROUND
- OFF ROAD PARKING
- EPC RATING - 38

OFFERS IN THE REGION OF £90,000

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



GENERAL

Kirkcowan is a small village situated some 7 miles to the south west of Newton Stewart. The village has a thriving community and offers a range of local services with Church, Primary School, Playground, Community Village Hall, Post Office & Store, Garage and Doctors Surgery all of which play an important role in the community.

Newton Stewart is a quiet rural market town and is the gateway to the Galloway hills. The town provides a good range of local services including several supermarkets and full range of supporting shops on the high street. It is also the location of the local high school. The town sits on the A75 Euro route which puts the M6 motorway network within a 1 hour 40 minute drive and rail connections are available at Dumfries and Ayr which are both within a 1 hour drive from the town.

THE PROPERTY

The property is a traditional semi-detached house with painted render walls and pitched slate roof. The property provides off street parking to the side and has a good sized area of garden ground to the front and side.

ACCOMMODATION

The accommodation which is on two floors provides the following.

ENTRANCE VESTIBULE

With double glazed UPVC outer door. Electricity meters. Coat hooks. Pendant light fitting. Vinyl floor covering. Glazed door to hall.

HALL

With under stairs cupboard. Central heating radiator. Smoke alarm. Light fitting. Carpet.

LOUNGE (3.56m x 4.19m)

With window to front. Open fireplace with timber mantel and tiled hearth. Recess with shelving and cupboard. Central heating radiator. Light fitting. Carpet.

DINING ROOM (3.52m x 3.30m)

With window to side. Central heating radiator. Central heating programmer. Pendant light fitting. Carpet.

KITCHEN (3.68m x 3.00) (max)

With window to side and rear and fitted with range of wall and base units with marble effect worktop over. Stainless steel single drained sink unit with mixer tap. Central heating radiator. Cooker control point. Strip light. Vinyl floor covering. Door to sun porch.

SUN PORCH (3.05m x 1.86m)

Metal framed and glazed on 3 sides with polycarbonate roof. Tiled floor. Sliding doors to garden ground.

BATHROOM (1.82m x 2.78m)

With window to rear and fitted with suite of bath, wash hand basin and WC in peach. Shower cubicle with Triton electric shower. Partly tiled walls. Central heating radiator. Shower light and mirror. Medicine cabinet. Light fitting. Vinyl floor covering

STAIRS TO FIRST FLOOR**LANDING**

With Velux window to rear. Loft access. Pendant light fitting. Carpet.

WC APARTMENT (1.18m x 1.43m)

With Velux window to rear and fitted with wash hand basin and WC. Medicine cabinet. Wall light. Carpet.

BEDROOM 1 (3.09m x 3.43m) (max)

With window to front. 2 built in wardrobes with louvre doors and hanging rails. Central heating radiator. Ceiling light fitting. Carpet.

BEDROOM 2 (2.23m x 2.44m) (max)

With Velux window to front. Central heating radiator. Ceiling light fitting. Carpet.

GARDEN

A small area of garden ground is located to the front which is shared. To the side of the property there is a gravelled area providing off road parking which is also share with the neighbouring property. There is also a large area of lawn with drying area and a variety of flower borders and shrubs. At the rear of the garden there is a brick built store / workshop.

GARAGE

There is a garage to the side with space for one car and up and over door.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

COUNCIL TAX

For Council Tax purposes the property is within Band B.

POST CODE

DG8 0HA

ASKING PRICE - £90,000

Offers should be submitted in Scottish Legal form to the sole selling agents.

HOME REPORT

The Home Report is available at www.packdetails.com. Reference 429975.

VIEWING

Viewing is strictly by appointment with the Letting Agents, G.M. Thomson & Co., 10 Victoria Street, Newton Stewart. Tel: 01671 402887.

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on the 12th January 2016 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, these are approximate only.



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