



Springwell Cottage
10 Main Street
Kirkinner,
DG8 9AN

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

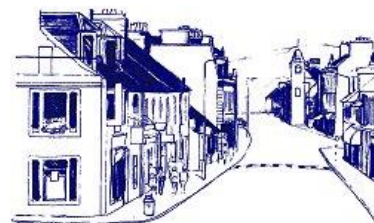
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BANK OF SCOTLAND BUILDINGS
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- **Attractive detached cottage situated in quiet village some 10 miles south of Newton Stewart**
- **3 Bedrooms and 4 Public Rooms**
- **The property is in walk in condition throughout and benefits from double glazing and oil-fired central heating**
- **Detached outbuilding with potential to be converted into a one bedroom annexe, subject to the relative permissions being obtained**
- **Large well maintained garden with off-road parking**
- **Offers in the region of £240,000**



SPRINGWELL COTTAGE, 10 MAIN STREET, KIRKINNER

Attractive three bedroom detached cottage situated in quiet village location approximately 10 miles south of the market town Newton Stewart, where you will find all local amenities. Springwell Cottage has been upgraded to a high standard to provide spacious family living with accommodation over two floors. There is a detached outbuilding which has mains services and is presently used for storage, it has the potential to be converted into a one bedroom annexe which would be equally suited for holiday lets, subject to the relative permissions being obtained. There is a large well maintained, productive garden to the rear of the property and off-road parking.

Accommodation comprises:- Ground Floor - Hall. Snug. Lounge. Kitchen. Office. Utility Room. Shower Room. Bedroom (En-suite). First Floor - 2 Bedrooms. Sitting Room.

GROUND FLOOR ACCOMMODATION

Hall

2.73m x 1.00m

UPVC entrance door. Shelved and hanging cupboard. Engineered wood flooring.

Lounge

4.75m x 3.45m

Bright and airy family room with two west facing windows. Feature Dowling Stove with sandstone hearth. Shelved alcove. Engineered wood flooring. Radiator.



Kitchen

4.75m x 4.41m

Spacious L-shaped kitchen with separate dining area fitted with two shelved alcoves and two east facing windows. The kitchen is fitted with a wide range of modern units, ample worksurfaces, tiled splashbacks and inset stainless steel single drainer double bowl. Integrated appliances include electric hob with built-under double oven and stainless-steel chimney style extractor fan and fridge freezer. Tiled flooring. UPVC glazed door giving access to garden.



Snug**3.45m x 3.21m**

West facing window. Built-in shelved and hanging cupboard. Built in shelved cupboard. Engineered wood flooring. Radiator.

**Office****4.30m x 1.90m**

East facing window overlooking the rear garden. Stairs giving access to first floor accommodation. Understairs storage cupboard. Radiator.

Utility Room**1.89m x 1.32m**

Housing oil-fired combi boiler. Space and plumbing for washing machine. Tiled flooring. Hardwood door to rear garden.

Shower Room**1.75m x 1.62m**

Fully tiled and fitted with a white suite comprising WC, wash hand basin and corner shower cubicle with mains shower. Extractor fan. Radiator.

Bedroom 1**3.49m x 3.46m**

North and west facing windows. Ornate cast iron fireplace with painted wooden mantle. Radiator.

**En-suite****3.45m x 1.84m**

Luxury fully tiled en-suite bathroom fitted with a modern suite comprising WC, vanity unit with double wash hand basin and mirrored splashback, corner bath with mains shower over. Extractor fan. Recessed spotlights. Ladder style heated towel rail. Radiator.

FIRST FLOOR ACCOMMODATION

Sitting Room

3.80m x 3.42m

West facing dormer window. Presently used as a sitting room but would be suitable as a playroom or to provide occasional sleeping accommodation. Radiator.

Bedroom 2

3.80m x 3.45m

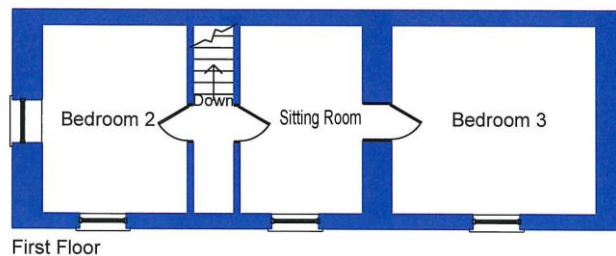
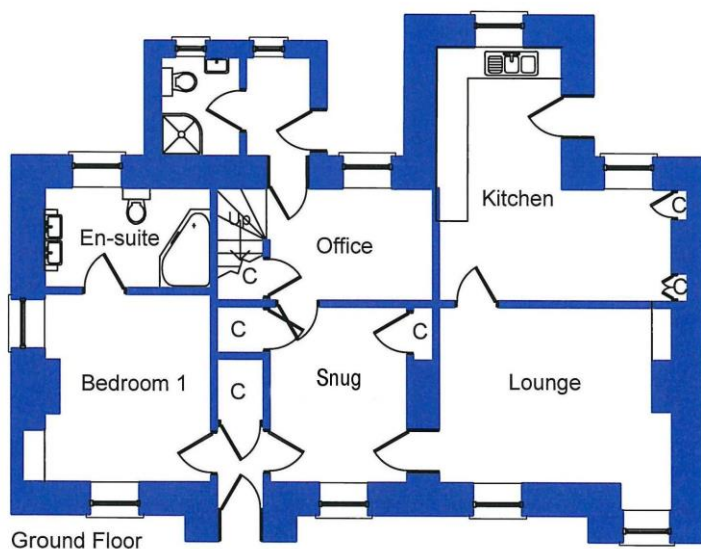
West facing dormer window and north facing window. Radiator.



Bedroom 3

4.53m x 4.50m

West facing dormer window. Radiator.



Sketch plan for illustrative purposes only

Garden

Springwell Cottage stands on a large area of well-maintained garden ground extending to approximately 800 square meters with off-road parking to the front. The garden is mainly laid to lawn with patio area, vegetable plots, mature flowering borders and a variety of ornamental and fruit trees.



OUTBUILDINGS

Detached outbuilding which has mains services and is presently used for storage, it has the potential to be converted into a one bedroom annexe which would be equally suited for holiday lets, subject to the relative permissions being obtained.

Greenhouse.

Summer house.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil fired central heating. Solar panels with battery storage fitted in 2022, which provide income for surplus electricity you produce but do not use. EPC = E.

COUNCIL TAX

The property is in Band B.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £240,000 anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.