



**19 Main Street,
Kirkcowan,
Newton Stewart,
DG8 0HQ**

EPC = G

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

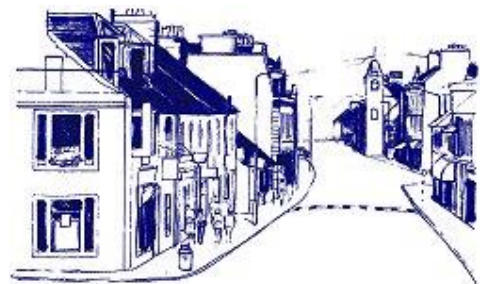
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and as **HUNTER & MURRAY**
25 Lewis Street • Stranraer DG9 7LA
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- **Traditionally built end terraced property situated in popular village location**
- **2 Bedrooms**
- **The property requires upgrading and modernisation and benefits from double glazing and electric heating**
- **Large garden ground to the rear of the property which is currently overgrown**
- **Offers in the region of £80,000**



19 MAIN STREET, KIRKCOWAN

Situated in quiet village location some 7 miles from the market town of Newton Stewart. The traditionally built end-terraced two bedroom property has in the past been extended and provides accommodation over two floors. The property requires upgrading and modernisation, benefiting from double glazing and electric heating. There is a large garden to the rear of the property which is currently overgrown.

Accommodation comprises: - Ground Floor – Hall. Lounge. Inner Hall. Kitchen. Bedroom. Bathroom. Rear Hall. First Floor - Bedroom

GROUND FLOOR ACCOMMODATION

Hall

1.50m x 0.95m

UPVC glazed entrance door. Wall mounted electric meters.

Lounge

5.50m x 2.40m

South west facing window. Feature Fyfe stone firesurround with inset coal effect electric fire. Shelves alcove. Open plan staircase. Wall mounted electric heater.



Inner Hall

Understairs storage cupboard. Steps down to kitchen.

Kitchen

4.05m x 3.71m

South east facing window. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Space for slot in cooker. Space and plumbing for washing machine. Wall mounted electric heater.



Rear Hall

Step down to bedroom and bathroom. UPVC glazed door giving access to garden ground.

Bedroom 2

2.75m x 2.70m

South east facing window. Wall mounted electric heater.

Bathroom

2.70m x 1.93m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin, shower area with electric shower and bath. Heated ladder style towel rail. Wall mounted electric heater.

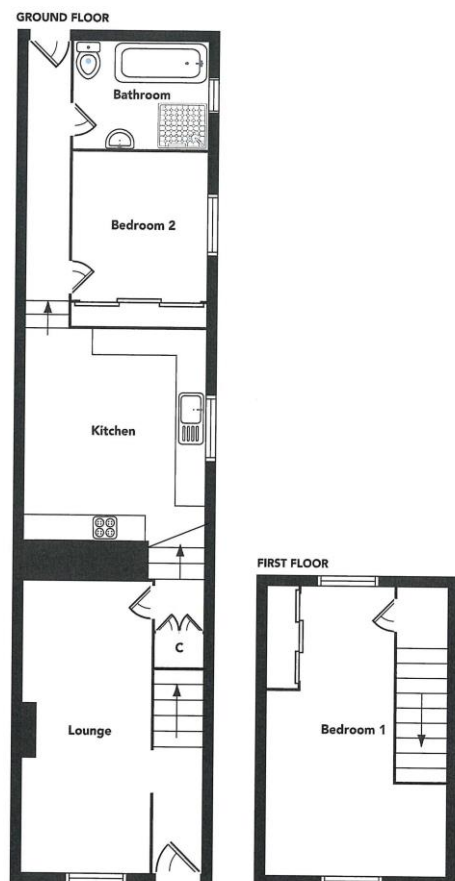


FIRST FLOOR ACCOMMODATION

Bedroom 1

5.50m x 3.11m

South west and north east facing windows. Built-in cupboard with sliding doors housing water tank. Hatch to attic with loft ladders. Two wall mounted electric heaters.



Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

There is a large garden to the rear of the property which is currently overgrown with mature shrubs and ornamental trees.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric heating. EPC = G.

COUNCIL TAX

This property is in Band A

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £80,000 are 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.