



31 Hamilton Crescent, Kirkcowan

Newton Stewart, DG8 0HD

Offers Over **£135,000**



31 Hamilton Crescent

Kirkcowan, Newton Stewart

The village of Kirkcowan is where all local amenities are to be found to include a local Church, playpark and bus stops within a short walking distance. All major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities.

Council Tax band: C

Tenure: Freehold

- Semi detached property
- Three bedrooms
- Walk in condition
- Off road parking
- Well sought after location
- Ground floor WC
- Stunning views
- Oil fired central heating
- Ideal first time purchase
- Fully double glazed





This charming 3-bedroom semi-detached house presents an enticing opportunity for those seeking a comfortable abode in a well sought after location. Boasting a ground floor WC and fully double glazed windows, this immaculately maintained property is in walk-in condition. Offering picturesque views that can be savoured from within, the interior is warmed by oil fired central heating, making it an ideal first-time purchase for discerning home seekers. Set against a backdrop of stunning natural beauty, this property is enveloped in tranquillity, only within a short distance to major amenities.

The landscaped garden grounds feature a harmonious blend of concrete paved pathways, a charming patio area, and lush planting borders filled with mature plants and flowers. A separate greenhouse and vegetable patch cater to the green-thumbed enthusiast, while the rear grounds are securely enclosed by timber fencing, ensuring privacy and safety for all occupants. To the front, a substantial driveway offers ample off-road parking for multiple vehicles, providing convenience and practicality for the modern homeowner seeking both comfort and functionality in their living environment.



Entrance Porch

Front entrance to property via UPVC storm door into front porch giving access to ground floor WC as well as access leading into open plan lounge.

WC

5' 7" x 2' 11" (1.71m x 0.90m)

Ground floor WC accessed off front porch comprising of toilet and wall mounted WHB as well as double glazed window to front.

Lounge

18' 10" x 13' 11" (5.75m x 4.24m)

Bright and spacious lounge to front of property providing open plan access to rear dining area leading into separate kitchen. Large double glazed window to front as well as central heating radiator and TV point. Stairs giving access to upper level accommodation with generous built in under stairs storage.

Dining Area

10' 1" x 9' 6" (3.08m x 2.90m)

Towards rear of property, an open plan dining area off front lounge with double glazed window over looking rear garden grounds. Central heating radiator as well as access into kitchen.

Kitchen

10' 1" x 9' 4" (3.08m x 2.85m)

Fully fitted kitchen to rear of property with both floor and wall mounted units. Integrated electric fan oven and hob with fitted extractor, plumbing for washing machine and dish washer as well as an under counter fridge. Stainless steel sink with mixer tap as well as large rear double glazed window and UPVC storm door access to rear garden grounds.





Bathroom

6' 9" x 6' 2" (2.06m x 1.89m)

Generous sized bathroom on the upper level comprising of electric shower over bath fitted with splash panel boarding. Stand alone WHB as well as separate toilet and large double glazed timber framed Velux window. Central heating radiator also.

Bedroom

10' 6" x 7' 1" (3.19m x 2.15m)

Bright and well proportioned double bedroom on the upper level with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

13' 11" x 8' 7" (4.24m x 2.62m)

Bright and spacious double bedroom on the upper level with double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

12' 1" x 10' 2" (3.69m x 3.10m)

Bright and spacious double bedroom on the upper level towards rear of property with large double glazed window providing elevated views over rear garden grounds as well as open countryside stretching to the Galloway Hills & beyond. Central heating radiator also.



GARDEN

Sit on a generous plot, the property is surrounded by easily maintained garden grounds that have been fully landscaped with concrete paved pathways and patio surrounded by gravel and planting borders boasting mature plants and flowers. Separate greenhouse and vegetable patch with the rear grounds being enclosed by timber fencing.

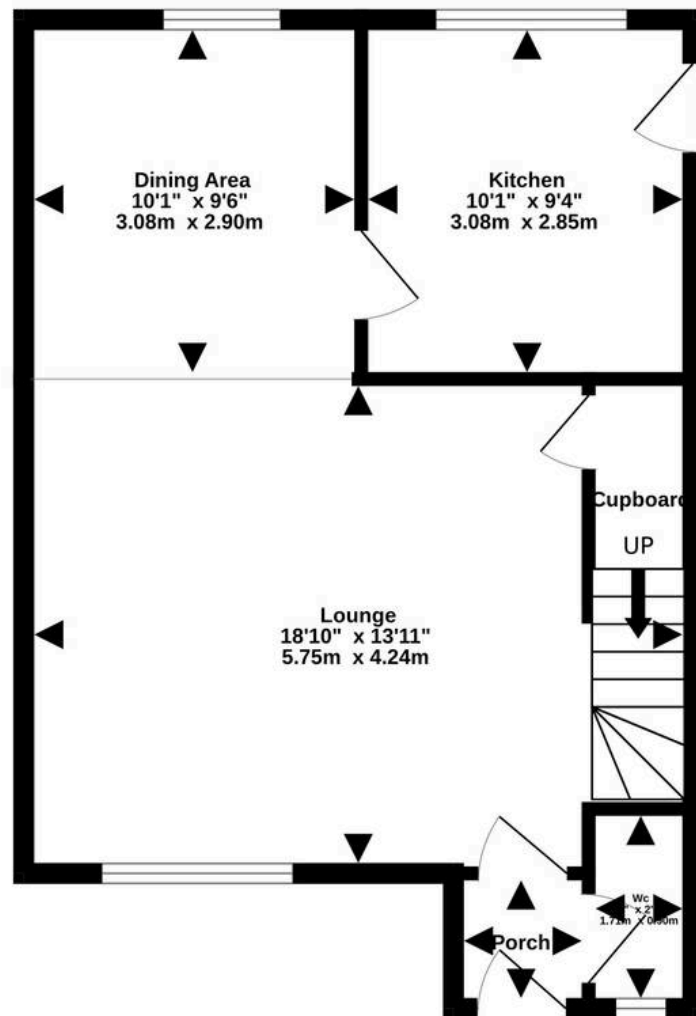
DRIVEWAY

2 Parking Spaces

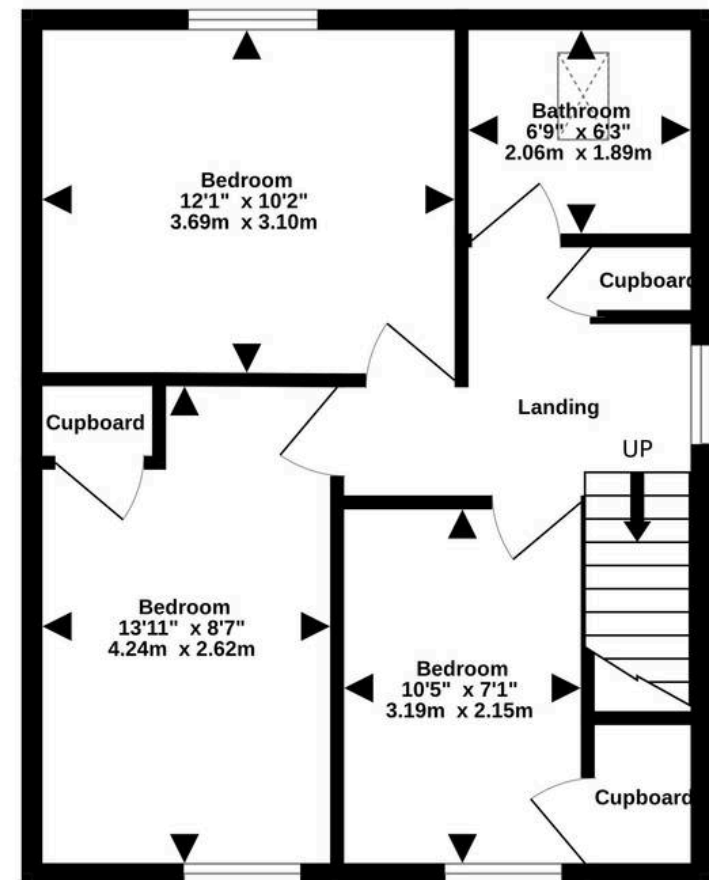
Generous sized driveway to front of property allowing for ample off road parking for multiple vehicles.



Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.