



A B & A
Matthews

62 Main Street,
Kirkcolm,
DG9 0NN

Offers in the region of £135,000



Kirkcolm and Stranraer together offer a rich introduction to the Rhins of Galloway. The historic village of Kirkcolm, set amid rolling farmland and rugged coastline, is known for its peaceful rural charm, scenic coastal walks, and heritage landmarks such as the ancient Kilmore Cross and nearby Corsewall Lighthouse. Just a short distance away, Stranraer sits at the head of Loch Ryan, combining its maritime history with a lively town atmosphere. Once a major ferry port to Northern Ireland, it now serves as a welcoming hub for exploring the peninsula, with attractions including the Castle of St John, Stranraer Museum, a revitalised harbour, and easy access to renowned gardens such as Castle Kennedy and Logan Botanic Garden.

Key Points

- Mid-terrace property situated close to all local amenities
- Three well-proportioned bedrooms
- Double glazing throughout
- Energy-efficient air-source heat pump
- Solar panels installed
- Large garden to the rear of the property

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B



Ground Floor Accommodation

Entrance Porch (1.15m x 1.02m)

Hardwood glazed entrance door with a further glazed door opening into the main hallway. Finished with practical tiled flooring.

Hall (5.00m x 1.00m)

A welcoming hallway providing access to the principal ground-floor rooms and staircase to the first floor. Features include an under-stairs storage cupboard and an additional built-in cupboard housing the electric meter. Tiled flooring and radiator.

Lounge (5.30m x 3.20m)

Bright and airy dual-aspect lounge with a north-east facing window and south-west facing patio doors offering direct access to the rear garden. The room benefits from a feature ornate fire surround with inset electric fire, creating an attractive focal point. Radiator.



Kitchen / Dining Area (5.23m x 3.50m)

Spacious and well-proportioned kitchen/dining area enjoying both south-west and north-east aspects, creating a bright and airy space. Fitted with a good range of base units complemented by ample work surfaces and splashbacks, incorporating an inset stainless-steel sink with drainer. Integrated electric hob with oven below and extractor hood above. Space and plumbing for a washing machine. Feature shelved alcove with storage cupboard beneath. Radiator.



Conservatory (3.70m x 3.00m)

Glazed on three sides with a pitched polycarbonate roof, providing a bright additional living space with access to the rear garden.

First Floor Accommodation

Bedroom 1 (3.66m x 3.28m)

Generous double bedroom with a north-east facing window providing good natural light. Benefits from a built-in storage cupboard offering shelving and hanging space. Radiator.

Bedroom 2 (3.80m x 2.34m)

Well-proportioned double bedroom featuring a north-east facing window and a built-in storage cupboard with shelving and hanging space, which also houses the electric wet system. Radiator.

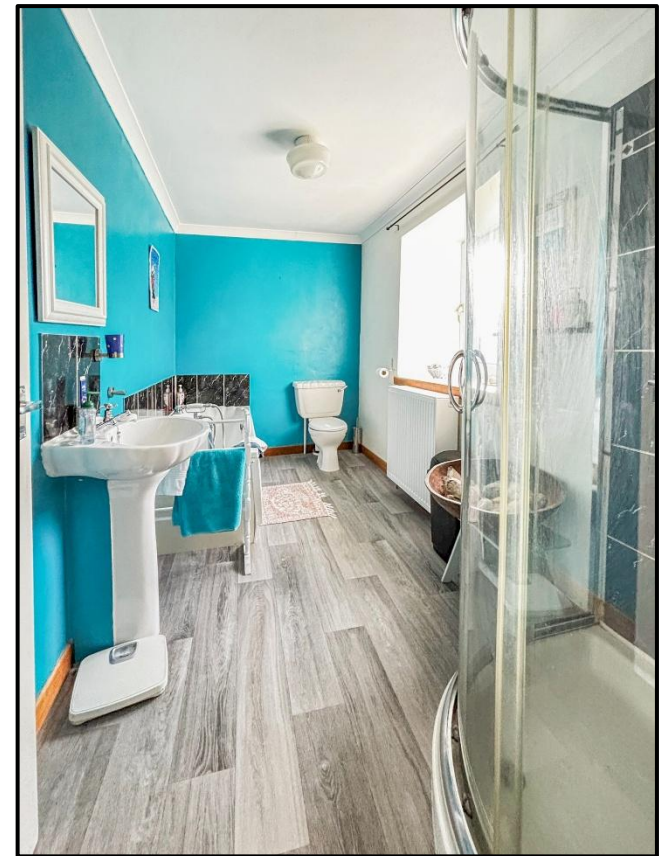


Bedroom 3 (3.60m x 2.78m)

Well-proportioned bedroom with a south-west facing window allowing for good natural light. Radiator.

Bathroom (3.67m x 1.95m)

Partially tiled bathroom fitted with a white suite comprising WC, wash-hand basin, bath, and corner shower cubicle with electric shower. Additional features include an extractor fan and radiator.



Garden

To the rear of the property is a large, fully enclosed garden, perfect for children and pets. The space combines lawn, gravel, and patio areas, alongside productive vegetable plots. A gate provides access to a separate area planted with a variety of fruit trees, creating a private and versatile outdoor space.

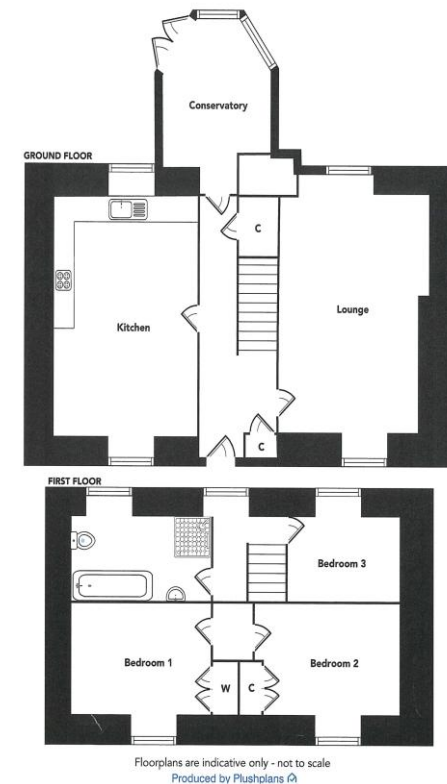


SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system.

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.