A B & A
Matthews
58 Main Street,
Kirkcolm,
DG9 0NN
Offers in the region of £140,000

A well-presented and generously proportioned Category B listed three-bedroom home, offering comfortable and versatile accommodation arranged over two floors. The property combines traditional character features with practical modern living, including a welcoming lounge with feature fireplace, spacious kitchen and dining area with wood-burning stove, modern wet room and three well-sized bedrooms. Outside, the property enjoys a particularly attractive and generously sized established garden, complete with patio, lawn, mature shrubs and trees, together with useful outbuildings, summerhouse and garden shed. An appealing home offering excellent living space both inside and out.

Kirkcolm is a charming coastal village set amidst the beautiful countryside of Dumfries and Galloway, offering a peaceful rural lifestyle surrounded by stunning scenery. Situated overlooking Loch Ryan and close to the coast, the village is ideal for those who enjoy walking, wildlife and the great outdoors, while its close-knit community provides a welcoming and friendly atmosphere. With a local primary school, community facilities and village amenities, Kirkcolm has a strong sense of identity, while the nearby town of Stranraer provides convenient access to shops, schools, healthcare, leisure facilities and everyday essentials. Combining tranquillity, natural beauty and a genuine community spirit, Kirkcolm offers an appealing place to call home.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

KEY FEATURES:

- **Category B listed building**
- **Mid-terraced three bedroom property with accommodation over two floors**
- **Easily maintained garden to rear with lawn and patio area**
- **Double glazing and oil-fired central heating**

GROUND FLOOR ACCOMMODATION

Entrance Porch – 1.16m x 1.03m
Welcoming entrance porch with wooden entrance door and useful cloak cupboard housing the electric meter.

Lounge – 3.88m x 3.45m
A comfortable and inviting reception room featuring a coal-effect electric fire set within an attractive ornamental fireplace. The room benefits from a radiator and a North East facing window providing natural light.

Kitchen/dining area – 5.11m 3.42m

A spacious and versatile kitchen and dining area with attractive South West and North East facing aspects. The kitchen is fitted with a range of modern wall and floor units, complemented by ample white worktop surfaces, an electric glass hob, eye-level oven and full-bowl sink with draining board and mixer tap. A tiled splashback provides a practical and attractive finish. The adjoining dining area provides an excellent space for entertaining and features a charming wood-burning stove set within an attractive wooden and brick fireplace surround, creating a warm and welcoming focal point.

Shower Room – 3.82m x 1.70m

A modern wet room fitted with a white WC, handwash counter, electric shower, extractor fan and full-length heated towel rail. Two South West facing windows provide an abundance of natural light.

FIRST FLOOR ACCOMMODATION

Landing
The first-floor landing features a South West facing window positioned above the staircase, providing plenty of natural light. Four wooden doors provide access to the bedrooms, together with a large and useful storage cupboard.

Bedroom 1 – 5.22m x 3.42m
A spacious double bedroom enjoying a pleasant dual aspect with both South West and North East facing windows. The room is further complemented by a radiator.

Bedroom 2

Bedroom 2 – 4.12m x 3.30m
A generously proportioned second bedroom featuring a North West facing window and radiator.

Bedroom 3 – 4.90m x 1.90m
A well-proportioned third bedroom featuring a South West facing window and radiator.

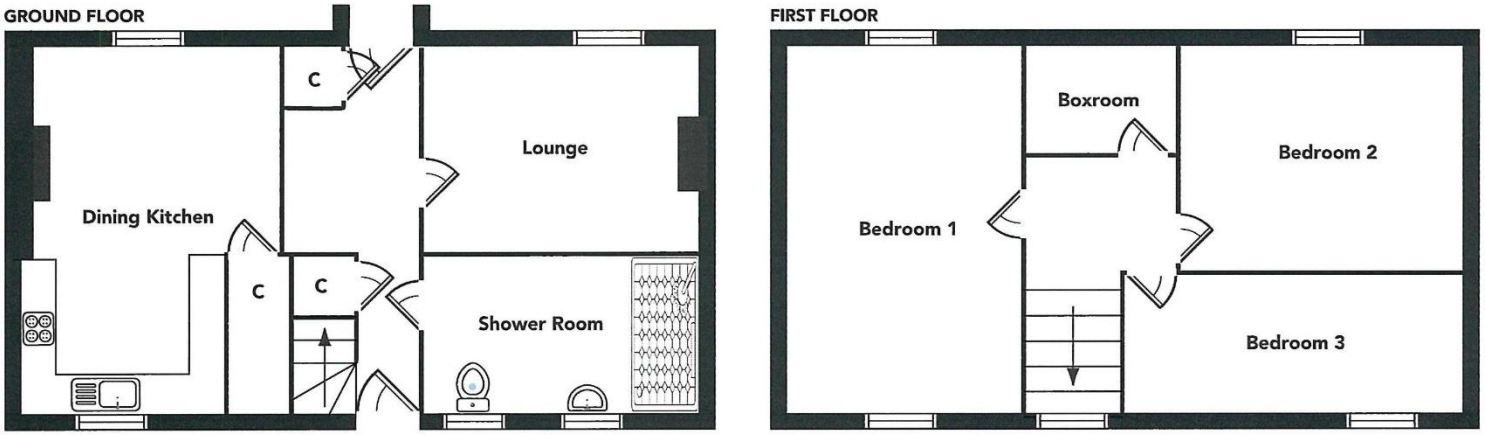
Large Storage Cupboard – 1.80m x 1.70m
A particularly useful and generously sized storage cupboard, providing excellent additional storage space for larger household items.

Garden

The property benefits from a lovely, generously sized garden offering a combination of paved patio, lawn and established shrubs and trees. To the rear of the garden is a useful outbuilding incorporating a small sunroom, complete with power and lighting. Steps lead to the upper sections of the garden, where there is a further small summerhouse and garden shed, providing excellent additional storage and outdoor space.

SERVICES

Mains supply of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating.



Floorplans are indicative only - not to scale

Produced by Plushplans

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.

A B & A Matthews

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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.