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WILLIAMSON
& HENRY
Solicitors & Estate Agents

Old Church Hall

Kirkcowan, Newton Stewart

Old Church hall is situated in a secluded position in the village of Kirkcowan tucked away down a pleasant lane yet handy for all the local amenities and with easy access onto the A75.

Ground Floor:

Entrance Vestibule
Kitchen / Dining Area
Lounge
Conservatory
Inner Hall
Bedroom 1
Office/Bedroom 2
Shower Room
Bedroom 3

First Floor:

Landing
Bathroom
Utility Room
Master Bedroom 4
Bedroom 5
Large Living Room

Outside:

Private Garden with Patio;
Garage; Polytunnel; Greenhouse;
small hen house and run



The village of Kirkcowan is located approximately 7 miles to the west of Newton Stewart. With the A75 Euro route being only a few minutes' drive to the north, there are easy links to the local towns of Stranraer and Newton Stewart and thereafter the major towns of Kircudbright; Castle Douglas and Dumfries.

Kirkcowan is a vibrant Galloway village which also has a Doctors' Surgery, Post Office and shop, Garage, Hotel and good public transport links. Buses regularly pass through the village heading both West to Stranraer and East to Dumfries, the bus stop and Nursery and Primary School are both a few minutes' walk from Old Church Hall. Newton Stewart, offers a wider range of shops and services, including a leisure centre, cinema, secondary school and four supermarkets.

Entrance Vestibule (1' 10" x 3' 3" or 0.57m x 1.00m)

With half single glazed wooden outer storm doors. Tiled floor with a glazed door leading in to the kitchen / dining area.

Kitchen/Dining Area (24' 4" x 10' 3" or 7.42m x 3.13m)

Single glazed window to the front overlooking the lane and double glazed window to the side looking out to the garden. Modern fitted shaker style white kitchen units with wood effect worktop. Stainless steel sink unit with mixer tap. Electric Cooker Point. . Stainless steel chimney style extractor fan. Tiled splash back. Oil Fired Worcester combi boiler. Radiator. Telephone point. Tiled floor in the kitchen area and Parquet flooring to dining area.

Lounge (17' 3" x 9' 8" or 5.25m x 2.95m)

Multi fuel stove with timber surround and tiled hearth. TV aerial point. Wood effect laminate flooring. Double Glazed French doors opening into the conservatory.



Conservatory (11' 8" x 8' 4" or 3.55m x 2.54m)

Traditional conservatory with overlooking the wonderful rockery and garden with double glazed doors to inside. Vinyl floor covering.

Inner Hall

Under stairs cupboard. Wood effect laminate flooring. Stairs leading to first floor.

Bedroom 1 (15' 0" x 10' 6" or 4.56m x 3.21m)

Good sized bedroom with window to front overlooking the lane. Radiator.

Office/ Bedroom 2 (12' 8" x 7' 0" or 3.85m x 2.13m)

Currently used as an office this room has an opaque window to rear. Built in shelving. Radiator.

Shower Room (7' 3" Max x 8' 9" Max or 2.20m Max x 2.67m Max)

Corner shower cubicle with Triton electric power shower, wash hand basin and WC. Chrome heated towel rail. Extractor fan. Partly tiled walls. Beech shelving with recessed spotlights. Beech medicine cabinet. 3 ceiling light fittings. Vinyl floor covering.

Bedroom 3 (9' 3" x 13' 10" or 2.83m x 4.21m)

Window to the front overlooking lane. Large built in cupboard with hanging rail and shelving. Carpet.

Landing

Bright airy landing with window and Velux to rear. Built in cupboard.

Bathroom (5' 7" x 12' 4" or 1.69m x 3.77m)

Velux window to rear. Wash hand basin, WC and bath with tiled splash back. Pine mirror. Extractor fan. Radiator. Vinyl floor covering.

Utility Room (4' 3" x 12' 4" or 1.29m x 3.76m)

Plumbing for Automatic washing machine. Clothes pulley. Shelving. Vinyl floor covering. External Flue for Tumble Drier.

Master Bedroom (16' 5" x 10' 8" or 5.00m x 3.26m)

With window to front overlooking lane and Kirkcowan's beautiful church beyond. Radiator.





Bedroom 5 (10' 6" x 10' 9" or 3.20m x 3.28m)

With window to front. Radiator

Large Living Room (22' 0" Max x 21' 9" Max or 6.71m Max x 6.63m Max)

This good size room benefits from dual aspect windows to the front and rear of the property as well as a Velux window to the rear. Built in cupboard housing electricity meters. 2 Radiators. Access to large loft area. Original solid wood flooring.

Garden

The property benefits from a large and private area of garden ground to the rear which has a patio and barbeque area with an area of lawn. A large variety of trees, shrubs and perennial flowers which add greatly to the privacy and enjoyment that the garden offers beyond which is a lawned area with Polytunnel and Greenhouse

The property has a small area of garden ground adjacent to the front door, which is filled with a variety of well-established shrubs.



Timber Built Double Garage (15' 6" x 17' 6" or 4.72m x 5.34m)

Lighting and power.

Misc.

The cooker, tumble dryer, dish washer, fridge and washing machine are available by separate negotiation

BURDENS

The Council Tax Band relating to this property is a band a Band E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band F

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, and mains drainage but no guarantee can be given at this stage.



ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057. Ref: GJD/SAK/SOUTR02-01

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

GENERAL OFFICE: 13 St. Mary Street, Kirkcudbright, DG6 4AA Tel: (01557) 330692

GATEHOUSE OFFICE: (Tuesdays only), 32 High Street, Gatehouse DG7 2HP Tel: (01557) 814293

NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

www.williamsonandhenry.co.uk