



33 Main Street, Kirkcolm

Stranraer, DG9 0NL

PRICE REDUCTION: Offers Over £110,000 are invited

33 Main Street

Kirkcolm, Stranraer

Kirkcolm is a sought-after coastal village located approximately 6 miles from the town of Stranraer, offering a peaceful rural setting with access to the scenic coastline of Loch Ryan. The village provides local amenities including a primary school, village shop and hotel, while a wider range of shops, supermarkets, leisure facilities and transport links can be found in nearby Stranraer. The surrounding area is well known for its natural beauty, coastal walks and outdoor pursuits, making it an attractive location for those seeking a quieter lifestyle within Dumfries & Galloway.

Council Tax band: B

EPC Energy Efficiency Rating: F

- Traditional cottage style property with attractive dormer frontage
- Located within the popular coastal village of Kirkcolm
- LPG gas central heating
- Flexible accommodation over two levels
- Opportunity for modernisation
- Enclosed garden areas
- Close proximity to coastline and countryside walks
- Ideal as main residence, holiday home or investment property
- Convenient access to Stranraer for wider amenities



33 Main Street

Kirkcolm, Stranraer

This charming three bedroom end of terrace house offers an excellent opportunity to acquire a traditional cottage style property with an attractive dormer frontage. Situated in the sought after coastal village of Kirkcolm, the home provides flexible accommodation arranged over two levels, with scope for modernisation to suit individual tastes. The property features LPG gas central heating and is ideally positioned within close proximity to both the scenic coastline and countryside walks. Whether you are seeking a main residence, a holiday retreat or an investment property, this home offers versatility and convenience, with easy access to the wider amenities of Stranraer just a short drive away.

Externally, the property benefits from a range of private outdoor spaces, including an enclosed courtyard area and additional garden ground set over varying levels. The gardens offer excellent potential for landscaping and personalisation, with established shrubs and planting areas providing the opportunity to create a tranquil retreat. A detached timber shed offers useful storage for garden equipment or outdoor pursuits. The secure and enclosed nature of the outside space makes it ideal for families, pets or those looking to enjoy outdoor living in a peaceful village setting.



Hallway

Front entrance via UPVC storm door leading into spacious hallway providing access to full living accommodation as well as stairs giving access to upper level accommodation. Central heating radiator also.

Lounge/Ground floor bedroom

18' 1" x 11' 7" (5.51m x 3.52m)

A bright and spacious reception room which also has the potential for a generous sized ground floor bedroom. Benefitting from double glazed windows to both front and rear as well as a central heating radiator.

Sitting Room

10' 4" x 10' 1" (3.14m x 3.07m)

A comfortable and well-proportioned sitting room providing a further reception room with feature fireplace as well as a double glazed window to the front. Central heating radiator as well as open access to rear dining kitchen.

Dining Kitchen

15' 1" x 10' 4" (4.60m x 3.14m)

A fitted kitchen comprising a range of wall and base mounted units with complementary work surfaces incorporating stainless steel sink and drainer as well as integrated electric oven and hob. Space is available for free standing appliances as well as benefitting from space for informal dining. Double glazed window to the rear as well as a central heating radiator and sliding door access to rear utility space.

Utility Room

8' 6" x 7' 1" (2.58m x 2.16m)

A practical utility room providing additional storage and laundry space, fitted with a sink unit and work surface with space and plumbing for white goods. The room also benefits from external access as well as access to a ground floor shower room and central heating radiator.



Shower Room

7' 1" x 5' 9" (2.16m x 1.74m)

A conveniently located ground floor shower room accessed off the utility space, fitted with shower enclosure, WC and pedestal wash hand basin. Also benefitting from a double glazed window.

Bedroom

17' 3" x 8' 2" (5.25m x 2.50m)

A bright and spacious double bedroom on the upper level benefitting from double glazed windows to both front and rear as well as a central heating radiator.

Bedroom

17' 3" x 10' 4" (5.25m x 3.14m)

A generous sized double bedroom on the upper level benefitting from a double glazed window to the rear as well as a central heating radiator and built in storage.

Box Room

8' 2" x 7' 1" (2.48m x 2.16m)

To rear of property, a well proportioned bedroom/ box room with double glazed window to the rear as well as central heating radiator.

Bathroom

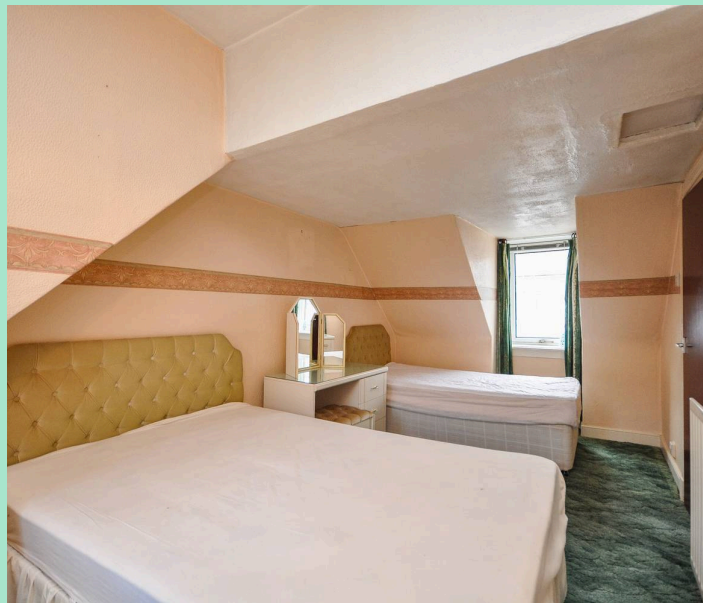
7' 1" x 6' 0" (2.16m x 1.84m)

A bright and spacious bathroom on the upper level comprising of a three piece suite to include bath, WC and pedestal wash hand basin. A large double glazed window also.

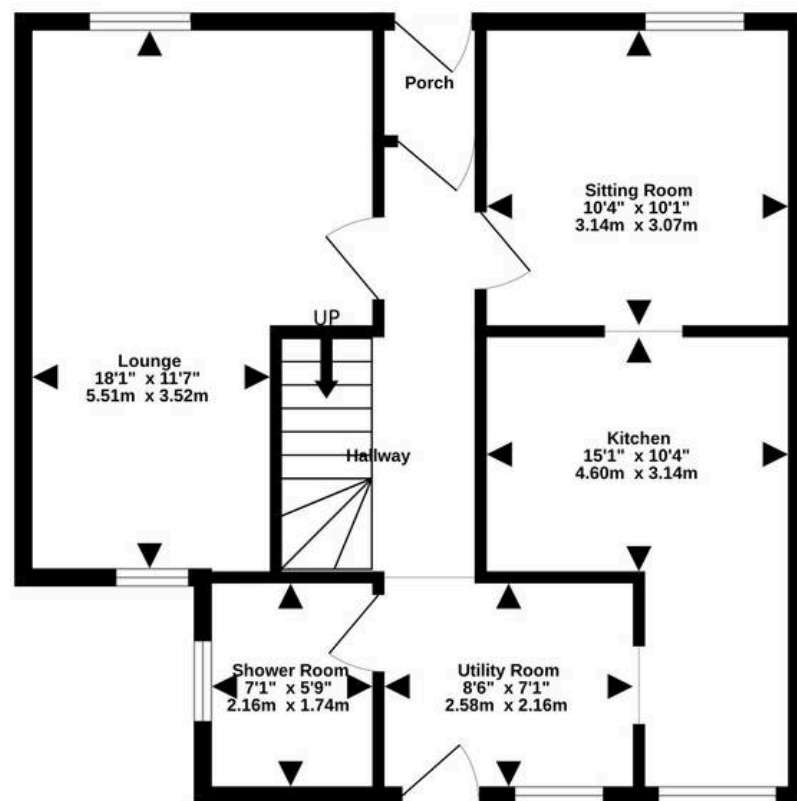
Garden

The property benefits from a variety of external spaces including a private enclosed courtyard area together with additional garden ground arranged over different levels. Offering excellent potential for landscaping with a mixture of shrubs, planting areas and detached timber shed for storage.

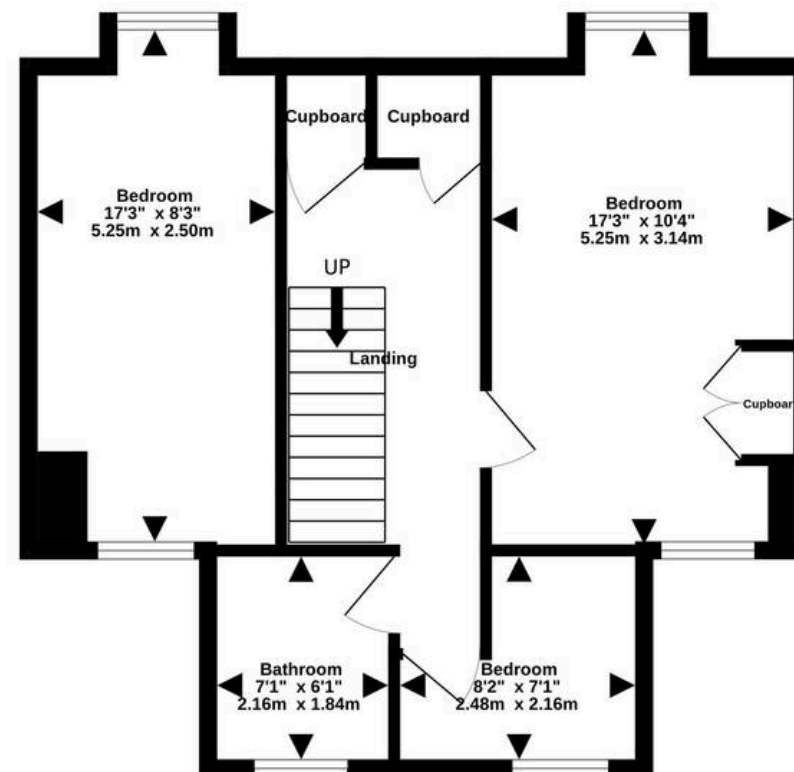
On street - 1 Parking Space



Ground Floor
NaN sq.ft. (NaN sq.m.) approx.



1st Floor
NaN sq.ft. (NaN sq.m.) approx.



Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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