

FOR SALE

"WHEEL COTTAGE" KIRKCOLM, DG9 0QF



An opportunity arises to acquire an extended country cottage, from which there are wonderful views over farmland to the North Channel, Ailsa Craig, and the Mull of Kintyre. This charming cottage benefits from a spacious kitchen, delightful shower room, an open fire, uPVC double glazing, and electric heating. The cottage is set within its own area of easily maintained garden ground with the added benefit of off-road parking.

**ENTRANCE HALLWAY, LOUNGE, KITCHEN,
REAR HALLWAY, SHOWER ROOM, 2 BEDROOMS,
GARAGE, GARDEN**

PRICE: Offers over £150,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

Residential / Commercial
Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Occupying a most pleasant rural location with delightful views over open farmland to the North Channel, Ailsa Craig and the Mull of Kintyre, this is a charming country cottage which provides spacious accommodation over one level.

The cottage is of traditional construction under a slate & felt roof and benefits from a spacious kitchen, delightful shower room, open fire, electric heating, and uPVC double glazing.

This country cottage is set within its own area of easily maintained garden ground with the added benefit of off-road parking.

Local amenities available within the village of Kirkcolm, some 2.5 miles distant include a church, public house, bowling green, and primary school while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in the ferry port town of Stranraer a further 5 miles distant.

There is also a delightful hotel at Corsewall Lighthouse within easy reach and access to Wig Bay sailing club and Creachmore golf club, only a few minutes drive away.



HALLWAY:

The property is accessed by way of uPVC storm door. Tiled flooring.



LOUNGE:

A main lounge with splendid views to the front. There is a brick fire surround housing an open fire. Pine ceiling, dado rail, and CH radiator.



KITCHEN:

The kitchen is fitted with a range of medium oak floor and wall mounted units with cream worktops incorporating a stainless-steel sink with mixer. There is an electric cooker point and plumbing for an automatic washing machine. Pine ceiling.



[Further kitchen image](#)



BEDROOM 1:

A bedroom to the front with laminate flooring and CH radiator.



REAR HALLWAY:

Access to the rear bedroom, shower room, and uPVC storm door to the rear garden.



SHOWER ROOM:

The tiled shower room is comprised of a WHB, WC and large shower cubicle housing a mains shower. Tiled flooring.



BEDROOM 2:

A bedroom to the rear with a TV point and CH radiator.

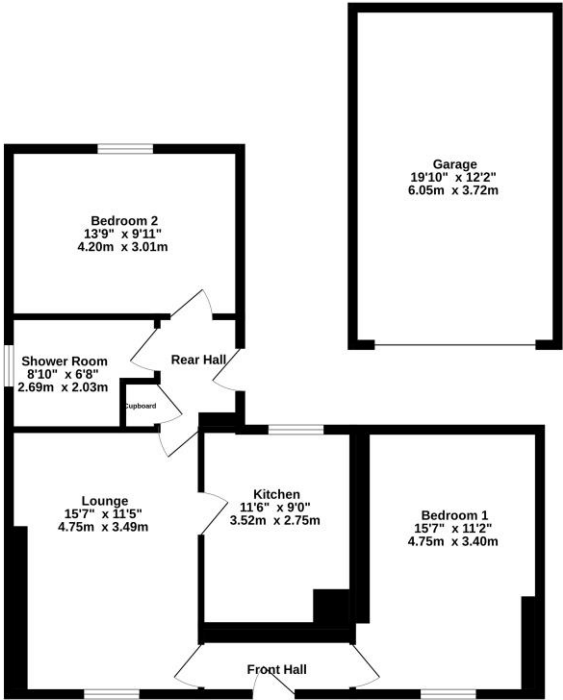


Further bedroom 2 image



GARAGE:
A detached garage to the rear with up & over door to the front. Power and light.

GARDEN:
The property is set amidst its own area of easily maintained garden ground. The front is set within a drystone dyke and is comprised of wooden decking, gravel borders, and mature plants. There is a driveway to the side, leading to the garage. The rear garden is comprised of a raised paved patio, artificial lawn, and shrub borders.



Ground Floor
928 sq.ft. (86.2 sq.m.) approx.

TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 15523

ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 21/07/2023

COUNCIL TAX: Band 'C'

GENERAL:

All carpets and kitchen white goods are included in the sale price.

SERVICES:

Mains electricity and water. Drainage is to a septic tank located off the property. Electric heating. Solid fuel fire. EPC = E

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.