



17 Main Street, Kirkcolm

Stranraer

Offers Over £98,000 are invited.



# 17 Main Street

Kirkcolm, Stranraer

Local amenities are available in the village of Kirkcolm and include a church, public house and primary school, while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school, are all to be found in the town of Stranraer some 9 miles distant. A bus service to both primary and secondary school is available from close by. Other amenities within easy reach include access to Wig Bay sailing club, Creachmore golf club and trout fishing only a few minutes drive away.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Spacious three bedroom cottage
- Within walking distance to shore
- Generous rear garden grounds
- Feature multi fuel burning stove
- Fully double glazed
- Ideal investment property
- Ideal second/holiday home



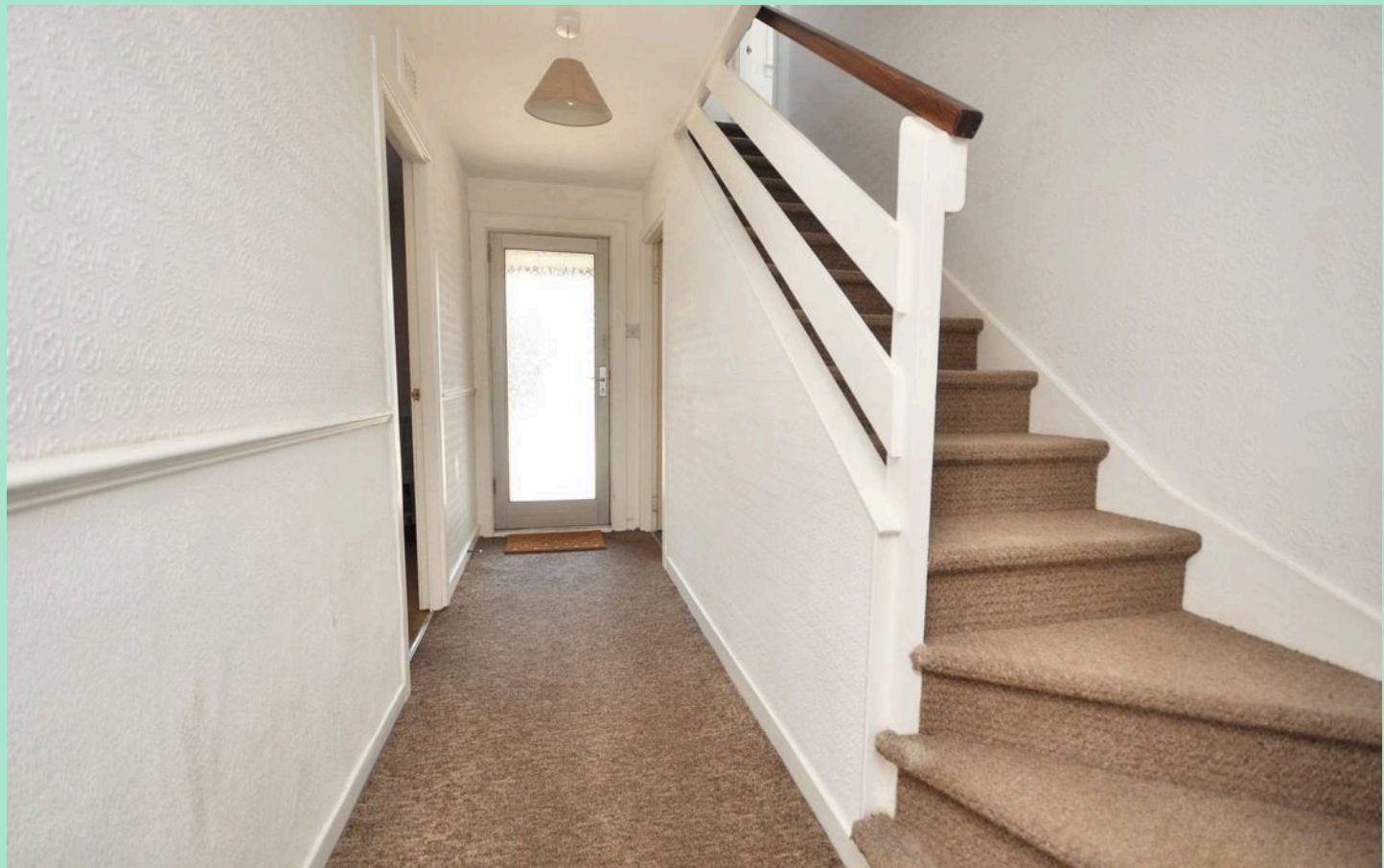


## 17 Main Street

Kirkcolm, Stranraer

Within a picturesque location, this charming 3-bedroom terraced house offers a delightful blend of character and modern comforts. Boasting a spacious layout, this cottage presents an ideal investment opportunity or a perfect second/holiday home retreat. The property is conveniently positioned within walking distance to the shore, allowing residents to enjoy the tranquil coastal lifestyle. The interior features a feature multi-fuel burning stove, creating a cosy ambience, while the fully double glazed windows ensure optimal comfort throughout the seasons.

Step outside to discover the generous rear garden grounds, a true haven for outdoor enthusiasts. The fully enclosed space comprises a concrete patio area and pathway leading to the rear outbuilding, making it perfect for al fresco dining or entertaining guests. The expansive lawn area, bordered by woodland and stone dyke walls, offers a peaceful retreat, while the mature planting area adds a touch of natural beauty. Enjoy the serenity and privacy of this outdoor oasis with a variety of hedges and shrubbery providing a verdant backdrop. This outdoor space is an extension of the tranquil surroundings, enhancing the overall appeal of this property.





### Hallway

Front entrance porch leading into hallway providing access to full ground floor living accommodation. Stairs providing access to full upper level accommodation also.

### Sitting Room

14' 8" x 14' 2" (4.48m x 4.32m)

Spacious reception room to front of property with large double glazed window to front as well as large double glazed window to rear providing rear outlook over garden grounds. Feature multi fuel burning stove as well as wall mounted radiator.

### Lounge

14' 8" x 12' 2" (4.48m x 3.72m)

Spacious reception room to front of property with front double glazed window as well as feature fire place currently housing an electric burning stove. Electric wall mounted heater, potential for ground floor bedroom.

### Kitchen

18' 7" x 7' 4" (5.66m x 2.24m)

To rear of property, a fully fitted kitchen with both floor and wall mounted units as well as stainless steel sink with mixer tap. Plumbing for washing machine as well as electric oven and cooker. Under counter fridge as well as large double glazed window providing rear outlook over garden grounds and wall mounted radiator.

### Bathroom

8' 1" x 4' 10" (2.46m x 1.47m)

To rear of property, bright and well proportioned bathroom with electric shower over bath. Separate toilet and WHB, tiled walls and double glazed window to rear.





### Bedroom

12' 9" x 9' 10" (3.88m x 2.99m)

On the upper floor, a double bedroom with large double glazed window providing front outlook as well as wall mounted electric heater and generous built in storage.

### Bedroom

13' 9" x 12' 9" (4.18m x 3.88m)

On the upper floor, a spacious double bedroom with large double glazed window providing front outlook as well as wall mounted electric heater and generous built in storage.

### Garden

Fully enclosed spacious garden grounds to the rear of the property comprising of concrete patio area and pathway giving access into rear outbuilding as well as stretching down the maintained lawn area and mature planting area to the rear. Backing onto woodland bordering stone dyke walls as well as a variety of hedges and shrubbery.



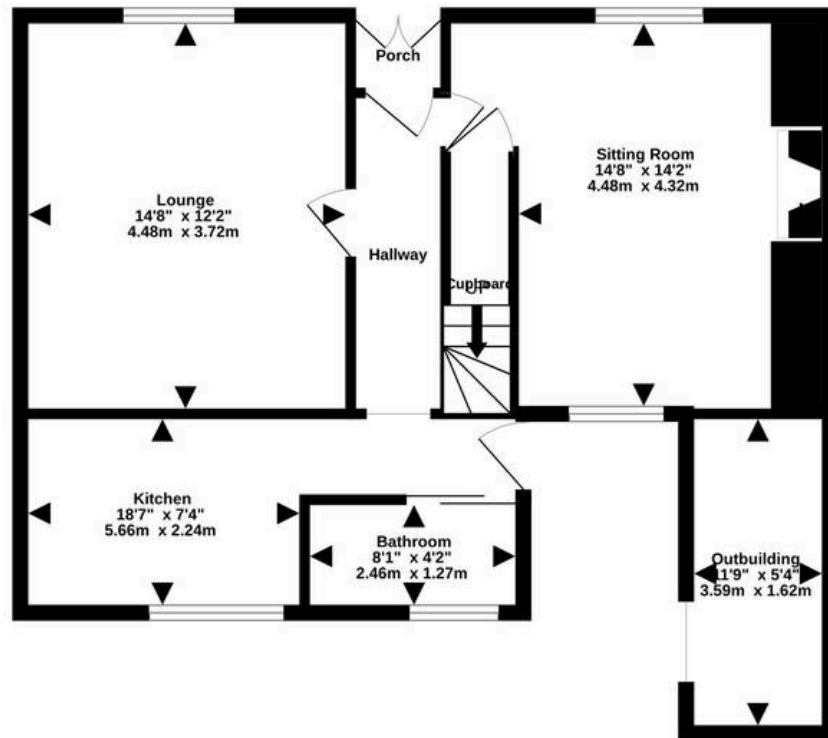




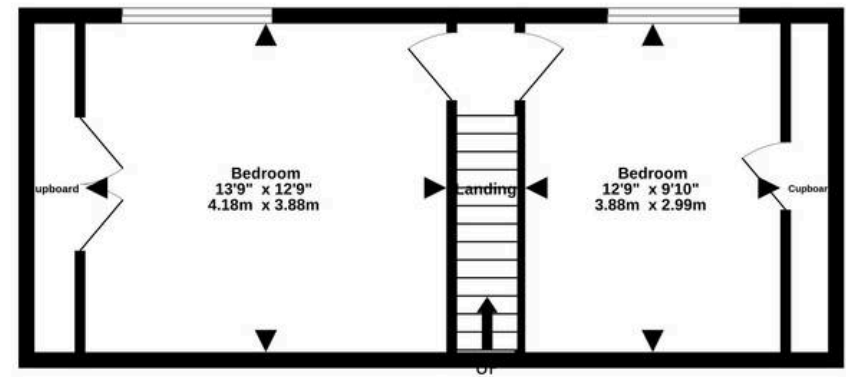




Ground Floor  
613 sq.ft. (56.9 sq.m.) approx.



1st Floor  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.