



2 Kirkland Court, Kirkcolm

Stranraer, DG9 0NS

PRICE: Offers Over £220,000 are invited

2 Kirkland Court

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi detached property
- Walk in condition
- Three double bedrooms
- Luxury ensuite shower room
- Detached garden room/ home gym
- Coal fired sauna
- Sea views over Loch Ryan
- Generous off road parking
- Spacious enclosed garden grounds
- Oil fired central heating



Offering picturesque views of Loch Ryan, this exceptional 3-bedroom semi-detached house epitomises contemporary coastal living. Boasting a walk-in condition, this residence greets you with a warm ambience. The property features three double bedrooms, one of which showcases a luxurious ensuite shower room. For those seeking wellness and relaxation, the detached garden room doubles as a home gym, while the unique coal-fired sauna provides a touch of indulgence. Embracing its stunning surroundings, this home offers sea views over Loch Ryan, creating a serene backdrop for every-day living. Ensuring convenience, generous off-road parking and oil-fired central heating are included. With spacious enclosed garden grounds completing the picture, this property is a rare gem waiting to be discovered.

Stepping outside, the property reveals a haven of outdoor delights. The extended, generous-sized garden grounds at the rear have been thoughtfully enhanced, recently landscaped to perfection. A spacious paved patio area, which seamlessly transitions into a paved pathway leading to a large, immaculately maintained artificial lawn. A side gravel border adds a touch of natural charm as well as a second paved patio area with a brick boundary. The detached garden room/gym and coal-fired sauna are easily accessible through this area, promising a holistic lifestyle. As for practicalities, a generous-sized paved driveway at the front of the property offers ample off-road parking for multiple vehicles, ensuring that both convenience and comfort are at the forefront of this coastal sanctuary.



Entrance porch

Front entrance porch accessed via double glazed UPVC storm door with side UPVC double glazed window giving access into open plan lounge.

Lounge

16' 7" x 13' 6" (5.06m x 4.11m)

Bright and spacious open plan lounge giving open access to rear dining area as well as stairs giving access to upper level accommodation and door leading to dining kitchen. Two UPVC double glazed windows to front of property as well as large central heating radiator. Built in display recess as well as smart thermostat for central heating.

Dining area

16' 7" x 10' 6" (5.06m x 3.21m)

Generous sized open plan dining area to the rear with recently installed UPVC double glazed bi-folding doors to the rear providing outdoor access to patio area and garden grounds as well as access to dining kitchen. Generous under stairs storage as well as central heating radiator.

Dining kitchen

24' 0" x 8' 11" (7.32m x 2.72m)

Bright and spacious, recently installed, modern dining kitchen fully fitted with both floor and wall mounted units comprising of integrated appliances which included, fitted electric fan oven and grill, integrated microwave, dish washer, washing machine and integrated fridge freezer. Stainless steel sink with mixer tap as well UPVC double glazed window to front and UPVC double glazed door and window to rear providing outside access. Access to rear WC also.

WC

5' 5" x 2' 8" (1.65m x 0.81m)

Ground floor WC to the rear of dining kitchen comprising of toilet and corner WHB.



Landing

Stairs leading to upper floor landing giving access to full upper level living accommodation.

Bedroom

18' 6" x 8' 11" (5.63m x 2.72m)

Bright and spacious master bedroom on the upper level to front of property benefitting from ensuite shower room to the rear. UPVC double glazed window to the front providing open sea views over Loch Ryan as well as generous built in storage and central heating radiator.

Ensuite

8' 11" x 5' 7" (2.72m x 1.69m)

Accessed via master bedroom, a generous sized, luxury ensuite shower room boasting walk in mains shower with splash panel boarding as well as separate WC and WHB with vanity unit. Double glazed window to the rear as well as central heating radiator.

Bedroom

10' 6" x 9' 10" (3.21m x 3.00m)

Generous sized double bedroom on the upper floor to rear of property with double glazed window providing rear outlook over garden grounds as well as central heating radiator and generous built in storage.

Bathroom

7' 7" x 7' 1" (2.31m x 2.17m)

Bright and modern luxury bathroom on the upper floor comprising of mains shower over bath as well as separate WC and WHB with fitted vanity unit. Double glazed window to rear and built in storage.

Bedroom

16' 7" x 13' 6" (5.06m x 4.11m)

Generous sized double bedroom on the upper level with front UPVC double glazed windows providing an open outlook over Loch Ryan & beyond. Central heating radiator and generous built in storage.



Garden room/ Gym

17' 5" x 13' 10" (5.30m x 4.21m)

Detached garden room to the rear accessed off of paved patio with double glazed UPVC door and double glazed panels, constructed of composite panels with mains power and electric panel heating.

Sauna

A detached coal fired sauna at the rear boundary accessed off from paved patio of thermo-wood construction with glazed panel front door and built in thermostat.

Garden

Extended, generous sized garden grounds to the rear, fully enclosed and recently landscaped to include, spacious paved patio area with steps leading to paved pathway over large maintained large artificial lawn and side gravel border. Leading round to second paved patio area with brick boundary wall, giving access to detached garden room/ gym and home sauna. Timber boundary fencing.

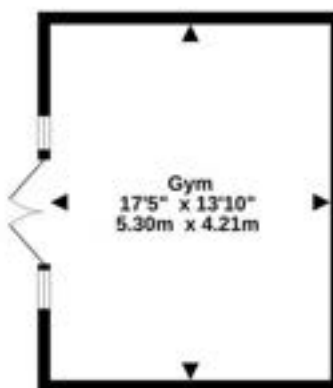
DRIVEWAY

2 Parking Spaces

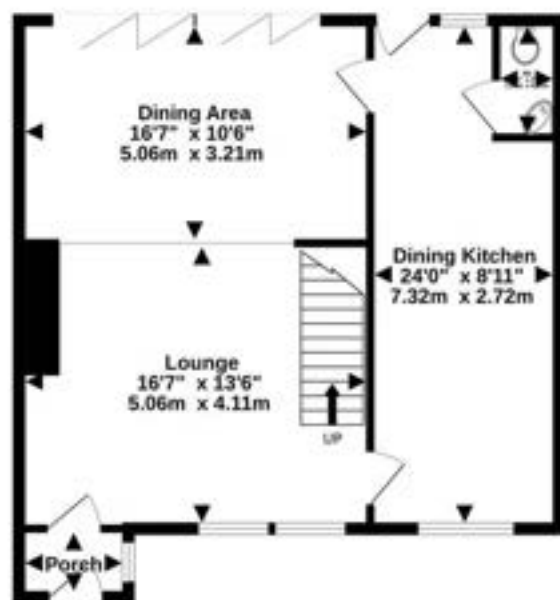
Generous sized paved driveway to front of property allowing for ample off road parking for multiple vehicles.



Ground Floor
860 sq.ft. (79.9 sq.m.) approx.



1st Floor
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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.