

13 Church Street, Kirkcowan, Newton  
Stewart, DG8 0HB

Offers Around £90,000



**‘Reduced Price’**

Semi-detached two bedroom house in a much sought after village location benefiting from air source heat pump, solar panels, double glazing and garden. Kirkcowan is well located with easy access to the A75 for those travelling west towards Stranraer or east to Dumfries. The property is a short walk away from the Primary school, village shop, GP Surgery and bus stop. Newton Stewart is a busy Galloway market town and has a wide range of sport and outdoor activities



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU



**Measurements (all approx.)**

Living Room – 3.74m x 3.59m  
Hallway – 1.74m x 1.61m

Kitchen – 3.44m x 3.51m  
Shower Room – 1.90m x 1.66

Bedroom 1 – 2.82 x 2.47m  
Bedroom 2 – 3.70m x 3.35m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



#### Accommodation –

- Entrance hall with electrics and coat hooks. Door to living room and stairs to first floor.
- Living room with window to the front. Door to rear hall.
- Rear hall with doors to kitchen, living room and bedroom. Under stairs cupboard.
- Kitchen/diner which is a good size with wall and base units. Integrated electric oven and hob with extractor fan. Sink with mixer tap and right hand drainer. Window to door to rear.
- Bedroom one is a single bedroom with window to rear and built-in cupboard.
- Stairs to first floor with hand rail. On landing window to rear. Doors to shower room and bedroom 2.
- Shower room with shower cubicle, W. C. and wash hand basin with mixer tap. Fully splashback and window to rear.
- Bedroom 2 is a spacious bedroom with Velux window to front and built-in cupboard.
- Small garden to the rear then further garden along the path.

