


3 Kirkland Court  
Kirkcolm, DG9 0NS





Spacious, semi-detached  
3-bedroom property in  
excellent condition  
throughout.

Offers Over: £140,000 are invited



3 Kirkland Court, Kirkcolm, DG9 0NS



1



3



1

Key Features:

- . Spacious family home
- . Walk in condition
- . Electric heating
- . Fresh décor
- . Enclosed garden to rear
- . Integral garage
- . Stunning views
- . Fully double-glazed
- . Off road parking









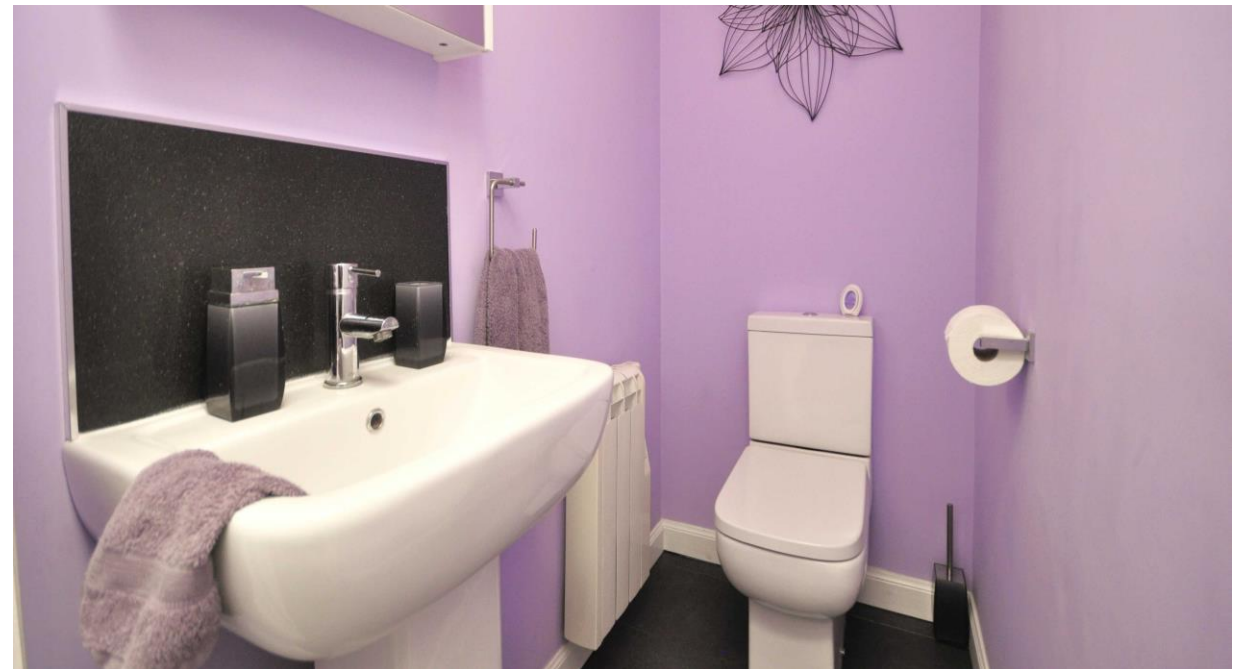
## Property description

A well-proportioned, semi-detached property occupying a pleasant position towards the fringe of the village of Kirkcolm, approximately 5 miles from the town of Stranraer. The property benefits from a spacious open plan lounge and dining area, recently installed electric heating and uPVC double glazing.

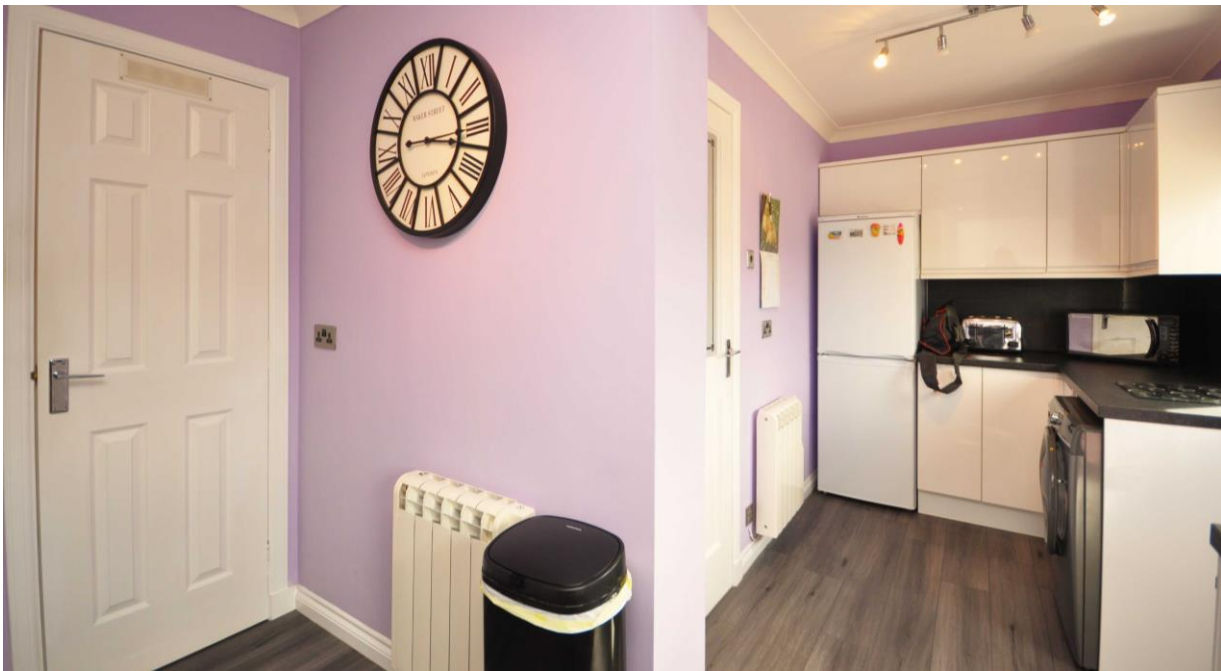
In excellent condition, the property has benefitted from a full program of modernisation within. Set within its own area of recently landscaped and well-maintained garden ground as well as off road parking and integral garage. There are stunning views to Loch Ryan and beyond from the front of the property. An ideal first-time purchase, viewing this stunning property is to be thoroughly recommended.

Of traditional construction under a tile roof, this property is in walk in condition. Currently benefitting from having a ground floor WC as well as a bright and modern shower room on the upper-level accommodation. Upper level comprises of two double bedrooms and currently a study with the potential of being a third bedroom. Ground floor accommodation benefits from a large open plan lounge and dining area also providing access to a generous sized modern kitchen which provides access to the integral garage as well as outside access to rear garden. The rear garden has been recently landscaped providing generous outside space in a private setting.

The village of Kirkcolm is situated some 5 miles from the town of Stranraer where all major amenities are located including supermarkets, healthcare, indoor leisure pool complex and secondary school. Local amenities within the village include a primary school, church, public house, and bowling club. There is access to the shores of Loch Ryan from close by. There is a town centre and school transport service available.







## Accommodation

### Entrance porch

Front entrance to property via front porch with UPVC storm door, double glazed window and access to electric meter as well as providing access into lounge.

### Lounge

Spacious open plan lounge and dining area with double glazed window, stairs for upper-level access, feature electric fire, 2 x electric heaters, TV point, BT phone socket and access to kitchen.

### Kitchen

Spacious kitchen to rear with built in storage, floor & wall mounted units, integrated cooker & ceramic hob, built in extractor, integrated dish washer, plumbing for washing machine, stainless steel sink with mixer tap, double glazed window, electric heater access to rear garden as well as access to WC and garage.

### WC

Compact WC accessed off of kitchen comprising of toilet, separate WHB, mirrored cabinet, built in extractor and electric heater.

### Landing

Open landing providing full access to upper-level accommodation with access to hot water tank, also loft hatch access.

### Bedroom 1

Double bedroom to rear with large double-glazed window providing rear outlook, electric heater and built in storage.

### Bedroom 2

Double bed to front with double glazed window providing front outlook with views over Loch Ryan and beyond, electric heater and built in storage.

### 3<sup>rd</sup> Bedroom / Study

Currently used as a study with double glazed window providing front outlook, electric heater and built in storage, potential to be third bedroom.

### Shower room

Bright and modern shower room with tiled wall and splash panel boarding, toilet, separate WHB, walk in corner shower cubicle with electric shower, double glazed window & electric heater.

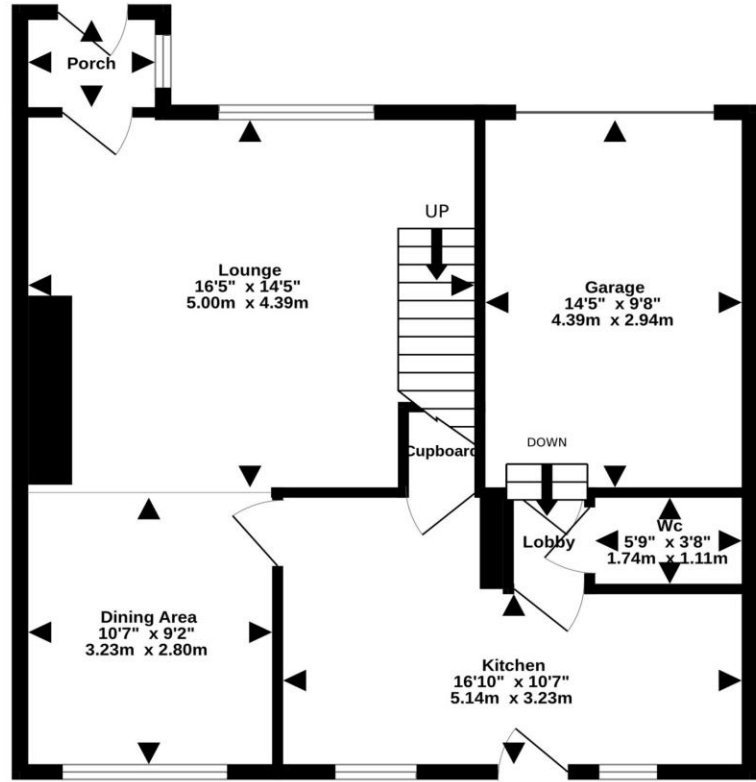
### Garage

Integral garage accessed via kitchen with up over door, mains power, floored units and cabinets, currently housing tumble dryer

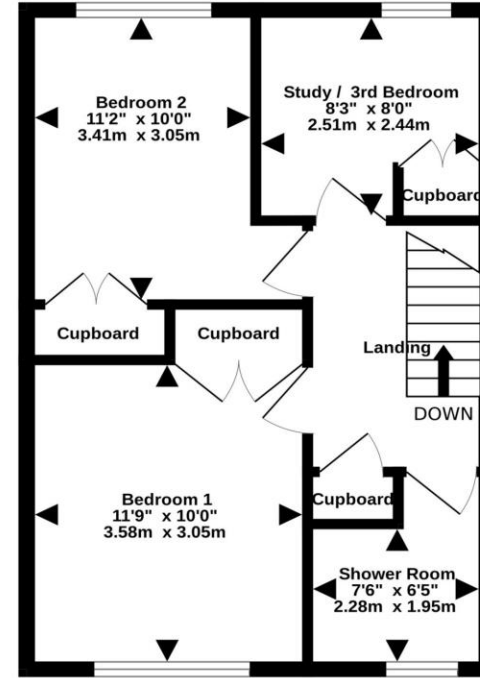




Ground Floor  
657 sq.ft. (61.0 sq.m.) approx.



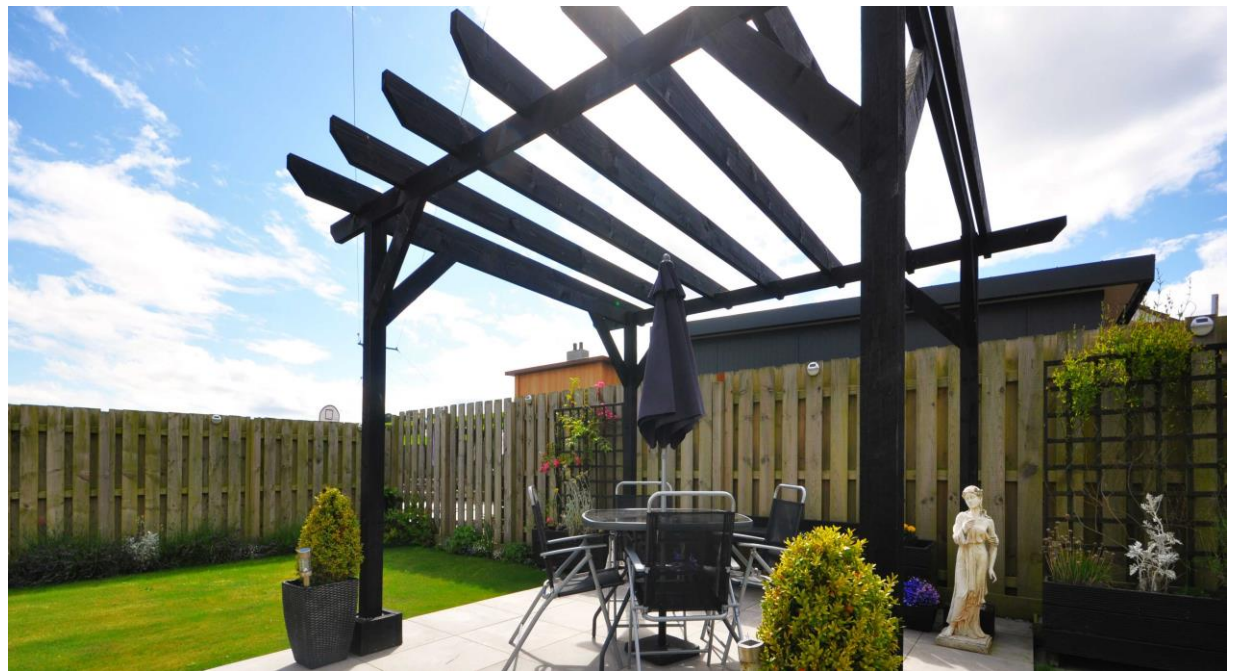
1st Floor  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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.







### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band D

### EPC RATING

E

### SERVICES

Mains electricity & water. Drainage to shared septic tank.

### VIEWING ARRANGEMENTS

Through the selling agents, South West Property Centre Limited at their Stranraer office. 01776 706147

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

