



GUIDE PRICE: £220,000

24 Main Street, Kirkcolm, Stranraer, DG9 0NN

24 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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Located within the most popular village of Kirkcolm
- Currently trading as a successful guesthouse
- Potential for conversion into a most spacious townhouse, subject to local authority approval
- Finished to the highest of standards
- Well-fitted kitchen facilities for those wishing to capitalise on providing meals
- In immaculate condition throughout
- Potential for increased turnover by re-opening the public bars
- Can be sold fully furnished



24 Main Street

Kirkcolm, Stranraer

Located in the heart of the ever-popular village of Kirkcolm, this exceptional property presents a rare opportunity to acquire a beautifully finished residence currently trading as a successful guesthouse. Immaculately maintained and exuding quality throughout, the home offers flexibility for a discerning buyer, with the potential for conversion into a most spacious family townhouse (subject to local authority approval). The interiors are thoughtfully designed to the highest of standards, providing a welcoming atmosphere for guests and owners alike. The well-fitted kitchen facilities are ideal for those wishing to continue providing meals, with ample space and modern appliances to cater for both intimate and larger gatherings. Every room is presented in pristine condition, highlighting the meticulous attention to detail that has been invested in the property. For those with an entrepreneurial spirit, there is significant potential for increased turnover by re-opening the public bars, further enhancing the business aspect of this versatile home. Offered for sale fully furnished, this property is ready for immediate occupation or continued trading, making it an outstanding investment or a luxurious private residence.

To the rear of the property, you will discover a delightful area of garden ground that perfectly complements the elegant interior spaces. A paved patio provides the ideal setting for al fresco dining or relaxing with guests, surrounded by mature shrub borders that offer both privacy and a touch of natural beauty. Beyond the patio, an inviting area of lawn extends the outdoor living space, creating a tranquil retreat for enjoying the fresh air and peaceful village setting.



Public Bar

A former public bar complete with gantry, storage, ceiling beams, wall lights and seating (available by separate negotiation).

Lounge Bar/dining room

A further bar/dining room featuring a wooden fire surround and recessed lighting. Complete with bar area, gantry and seating (available by separate negotiation).

Kitchen

The kitchen is fitted with an extensive range of floor and wall-mounted units with granite-style worktops incorporating stainless steel sinks. There is a gas range and extractor hood. Ample under-countered space for further kitchen whitegoods.

Landing

A spindle and rail staircase takes you to the first-floor landing.

Bedroom 1

A spacious double bedroom to the front with an attractive ceiling rose and TV point.

En-suite

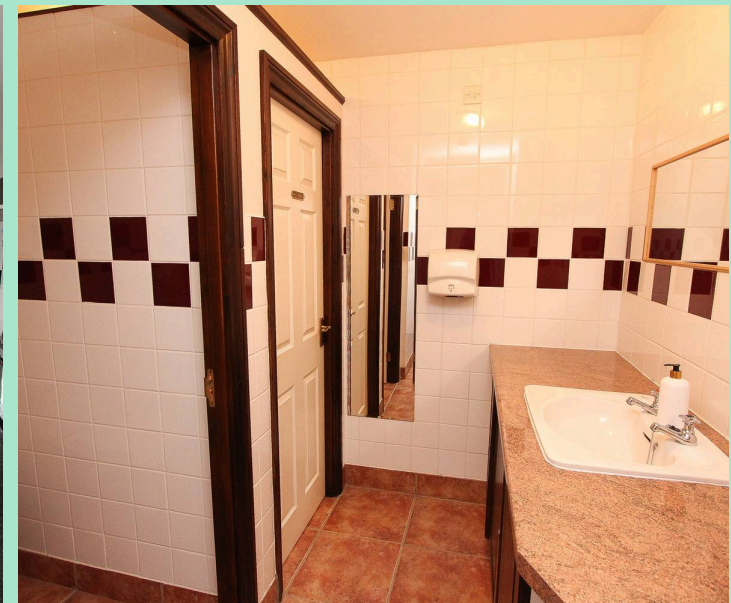
The en-suite is fitted with a 3-piece suite in white comprising a WHB, WC and bath. Ceramic wall tiles and wall mirror with light above.

Bedroom 2

A further double bedroom to the front with TV point.

En-suite

A spacious en-suite fitted with a WHB, WC and bath with shower over. Ceramic wall tiles and wall mirror with light above.



Landing

The landing provides access to the 2nd-floor accommodation.

Bedroom 3

A double bedroom with storage cupboards and TV point.

En-suite

The en-suite is fitted with a WHB, WC and shower cubicle. Ceramic wall tiles and a wall mirror.

Bedroom 4

A double bedroom with TV point.

En-suite

The en-suite is fitted with a 3-piece suite in white comprising a WHB, WC and bath with shower over. Ceramic wall tiles and wall mirror with a light above.

Bedroom 5

A twin room with TV point.

En-suite

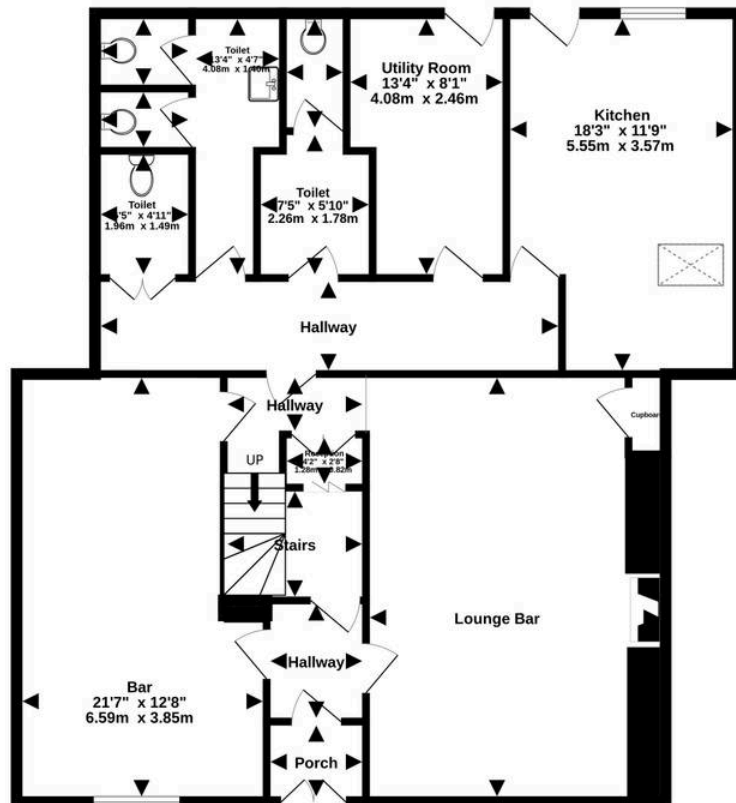
The en-suite is fitted with a 3-piece suite in white comprising a WHB, WC and bath with shower over. Ceramic wall tiles and wall mirror with light above.

Garden

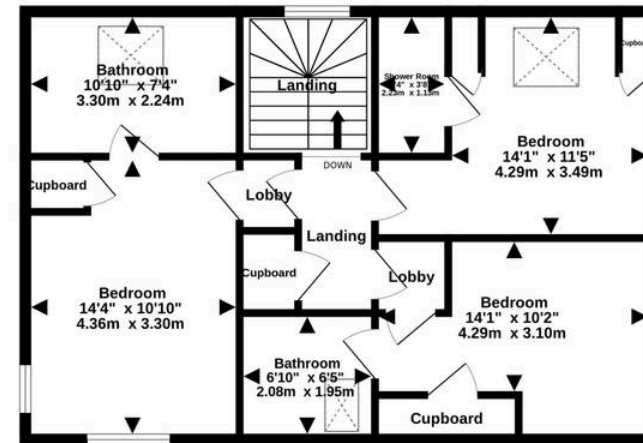
The property has an area of garden ground to the rear, comprised of a paved patio with mature shrub borders and an area of lawn.



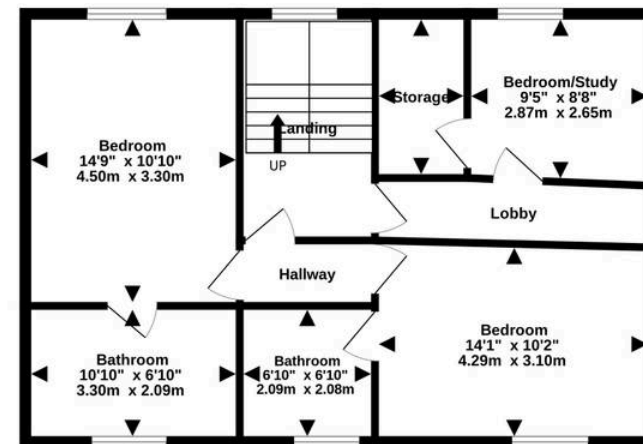
Ground Floor
1271 sq.ft. (118.1 sq.m.) approx.



2nd Floor
686 sq.ft. (63.7 sq.m.) approx.



1st Floor
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.6 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.