



HILLCREST

No' 2 Main Street, Kirkcowan, Newton Stewart, DG8 0HG



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS



Where every attempt has been made to ensure the accuracy of the boundary contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency or safety.

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Newton Stewart 7 miles, Castle Douglas 36 miles, Dumfries 54 miles, Glasgow 83 miles, Carlisle 88 miles

A DETACHED FAMILY HOME OCCUPYING A CENTRAL POSITION WITHIN THE PRETTY VILLAGE OF KIRKOWAN CLOSE TO THE MARKET TOWN OF NEWTON STEWART

- TRADITIONAL FOUR BEDROOM FAMILY HOME
- GENEROUS PLOT WITH ENCLOSED GARDEN GROUNDS TO THE REAR
- WITHIN CLOSE PROXIMITY TO SPECTACULAR BAYS AND BEACHES
- CONVENIENTLY LOCATED TO LOCAL AMENITIES AND MAJOR COMMUTING NETWORKS

FOR SALE PRIVATELY



THREAVE RURAL

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SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

Hillcrest is located in a central position of the village of Kirkcowan. The property dates back to around the mid to the late 1900's and first began life as the village police station. In recent years the property has been utilised as a long-term private let and offers accommodation over two floors. No' 2 Main Street would benefit from some cosmetic upgrading, however, provides a blank canvas for any potential purchaser. Hillcrest benefits from four-bedroom accommodation, kitchen, lounge, two bathrooms and a utility room along with generous enclosed garden grounds to the rear making this a safe haven for children and pets.

The village offers a post office, general store, hotel, doctors surgery, primary school, a village hall and is served by a regular bus service. Kirkcowan is the perfect location for exploring further afield as well as fishing the location is perfect for walkers and cyclists, it is surrounded by miles of quiet country lanes as well as being close to Kirroughtree and the renowned 7stanes mountain bike trails. Not forgetting the golfers as there is a great choice of golf courses close by. Explore the beautiful gardens in the area and with its stunning coastline there are many rocky coves, sandy beaches and quaint villages to enjoy. Explore the wonders of the Galloway Forest Park, Britain's largest forest park with three hundred square miles of wild beauty just waiting to be explored. The park boasts tranquil valleys, rugged rock faces, forest, moorland, lochs and ancient woodland alongside a huge diversity of wildlife including red and roe deer, wild goats and many birds of prey.

Newton Stewart, offers a wider range of shops and services, including a leisure centre, cinema, secondary school, Library and three supermarkets. Newton Stewart is an important market town, with the main street punctuated by a series of attractive buildings. The town serves as the centre for a large rural area that includes the vast and sparsely populated Galloway Forest Park to its north and the broad peninsula of The Machars to its south. Sited on the banks of the River Cree, Newton Stewart may be regarded as the gateway to the Galloway Hills and the important historical region of the Machars. The Southern Upland Way runs north of Newton Stewart, which is an accommodation location for the route.

Communications to the region are much improved with the A75 trunk road providing quick access from the South via the M6 and M74. The nearby port of Cairnryan has direct links to Northern Ireland via the Stenna and P & O Ferries. The international airports of Prestwick and Glasgow are within an easy driving distance.

METHOD OF SALE

The property is offered for sale by private treaty.

GUIDE PRICE

Offers for Hillcrest are sought **in excess of: £180,000**

VIEWING

By appointment with the sole selling agents:

**Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY**

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PARTICULARS OF SALE

As mentioned earlier the property is located within a central position within the village of Kirkcowan offering accommodation over two floors, very briefly comprising:

- **Entrance Hallway**
With part glazed UPVC door to the front, stairs off to the first floor.
- **Office / Bedroom 4**
With a window to the front.
- **Lounge**
With a multi-fuel stove inset within a fireplace with an oak mantle.
- **Kitchen**
With a range of floor and wall units, two windows to the rear overlooking the garden grounds.
- **Bathroom**
With a large bath, WC, WHB, window to the rear.
- **Utility Room**
Plumbed for white goods and small window to the side.



FIRST FLOOR

- **Landing**
With built-in cupboards.
- **Bedroom 1**
With a Velux window to the rear.
- **Bedroom 2**
With built-in cupboards and a window to the front.
- **Bedroom 3**
With a window to the rear.
- **Shower Room**
With a shower cubicle, WC, WHB and Velux window to the rear.

SERVICES

| Water | Drainage | Electricity | Heating | Council Tax | EPC |
|-------|----------|-------------|----------|-------------|-----|
| Mains | Mains | Mains | Electric | D | F |

OUTSIDE

A mentioned earlier, there are enclosed garden grounds to the rear which are laid to lawns bound by mature hedges and shrubs. To the front, the house is bound by a stone wall.

HOME REPORT

A Home Report can be downloaded by clicking on the property via our website: www.threaverural.co.uk

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes, etc whether public or private, and whether constituted in the title deeds or not). Purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, for a definitive list of burdens subject to which the property is sold.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

MINERAL & SPORTING RIGHTS

Insofar as these rights form part of the property's title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do, however, reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish legal system the sole selling agents will be pleased to offer guidance and explain the procedure.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.



3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared January 2025

