

**KIRKTON,**  
**7 CHURCH STREET,**  
**GLENLUCE,**  
**NEWTON STEWART,**  
**DG8 0QA**



**CHARMING SUBSTANTIAL END OF TERRACE STONE  
DWELLINGHOUSE IN THE VILLAGE OF GLENLUCE OFFERING  
EXTENSIVE ACCOMMODATION ON TWO FLOORS**

**FULL DOUBLE GLAZING, ELECTRIC HEATING**

**SOME UPGRADING REQUIRED**

**ACCOMMODATION COMPRISES:- LOUNGE, KITCHEN/DINER, 4  
BEDROOMS, BATHROOM**

**WOODEN GARAGE**

**GARDEN/DRYING AREA**

**OFFERS AROUND £99,500**

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## DESCRIPTION

Kirkton is a charming substantial stone built dwellinghouse constructed approximately 200 years ago within the popular Village of Glenluce.

The property has a number of attractive features but will require a level of upgrading.

The house has been fully double glazed and electric storage heaters provide warmth over the two levels of the building.

Outside there are a garden area and a separate detached wooden garage.

The Village itself is a popular small community with a range of facilities including shop, pub and Doctor's Surgery.

Stranraer is approximately 10 miles to the west and Newton Stewart approximately 15 miles to the east, both of which provide a further substantial range of shops, supermarkets, Banks, medical, recreational and other facilities.

The property could offer a considerable family home or a buy to let/holiday cottage investment opportunity.

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## ACCOMMODATION

### VESTIBULE:

Hard wood/glazed front door opens onto the vestibule with tiled floor. Cupboard with electric meter. Heating controls. Timber/glazed interior door/fan light opening onto the hall/stair.

### HALL/STAIR:

Staircase with wooden balustrade. Watch out for the burglar step! Under stair cupboard.

### LOUNGE: (23' x 11'3")

Very spacious public room with a view to the front of the property and patio doors opening onto the rear. Fire with tiled fireplace.



### KITCHEN: (11'5" x 11'5")

Bright kitchen to the front of the property with a range of fitted units, both base and wall mounted with oak doors and marble effect worktops. Ceramic tiled floor. Cupboard housing hot water tank.



### DINING AREA: (11'5" x 11'5')

Open plan with the kitchen located to the rear with a window to the side. Spacious dining area.



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## UPSTAIRS

### **BEDROOM:** (11'5" x 11'5")

Amply proportioned double bedroom with a view onto Sun Street. Part combed.



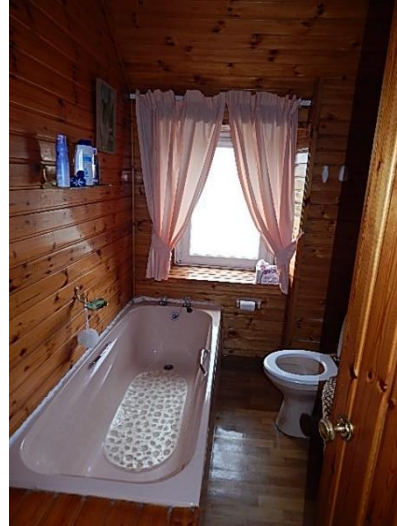
### **FRONT BEDROOM:** (11'5" x 11'7")

Further generously proportioned double bedroom with a view over Church Street to the front. Cupboard under window. Part combed.



### **BATHROOM:** (7'4" x 5'7")

Pine lined bathroom with wood effect flooring. Coloured bathroom suite. Wall mounted medicine cabinet. Shaver light and heated electric radiator. Fan heater.



### **MASTER BEDROOM:** (12'9" x 12')

Further spacious bedroom with a view to the front of the property over Sun Street. Part combed.



### **REAR BEDROOM:** (12'9" X 9')

Bedroom number 4 with a view over the rear garden. Part combed.



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**OUTSIDE**

Wooden single garage and garden/drying area with concrete paths linking the same.



**SERVICES:**

Electricity, telephone by arrangement with BT.

**ENTRY:**

Early entry available.

**VIEWING:**

Strictly by appointment only through Rankin & Aitken.

**COUNCIL TAX:**

Band "D".

**PRICE:**

Offers around £99,500 are invited.

**OFFERS**

All Offers for the above property should be made in writing to:

**RANKIN & AITKEN,  
4/6 SOUTH STRAND STREET,  
STRANRAER, DG9 7JW.**

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The aforementioned particulars have been prepared for the general assistance of enquirers. While every care has been taken to ensure accuracy, no warranties are given. Interested parties should satisfy themselves on all essentials, and will be held to have done so. Where measurements are given, these are approximate only.