



***1 Hamilton Crescent,
Kirkcowan, DG8 0HD***

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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BANK OF SCOTLAND BUILDINGS

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Tel: (01776) 702581 • Fax: (01776) 702524

- **Popular village location**
- **Deceptively spacious semi-detached house**
- **2 bedrooms**
- **Oil fired central heating and double glazing**
- **Large garden with off road parking for several vehicles**
- **Offers in the region of £95,000**



1 HAMILTON CRESCENT, KIRKOWAN

Deceptively spacious semi-detached house located in the popular village of Kirkcovan some 7 miles from the market town of Newton Stewart. The two bedroom property benefits from double glazing and oil central heating throughout. The property has been well maintained and has off road parking for several vehicles available.

Accommodation comprises: - Ground Floor – Hall. Lounge. Kitchen. Rear Porch. First Floor – Two bedrooms. Bathroom.

GROUND FLOOR ACCOMMODATION

Hall

Access to ground floor accommodation and stairs to the first floor. Double glazed front door with built in cupboard housing meters. Radiator. Stairs to the first hall fully carpeted.

Lounge

5.2m x 3.4m

Front facing window overlooking the garden. Feature fire surround with electric fire. Wood effect flooring. Door to kitchen.



Kitchen

3.3m x 2.4m

Rear facing window. Fitted floor and wall units. Integrated electric oven with space for washing machine and fridge freezer. Door leading to rear porch. Radiator.



Rear Porch

Double glazed door to rear garden. Built in storage. Radiator.

FIRST FLOOR ACCOMODATION

Landing

Window and built in storage.

Bedroom 1

4.2m x 2.7m

Light and airy bedroom with window to the rear. Fitted cupboards with wardrobe and storage space. Loft hatch. Radiator.



Bedroom 2

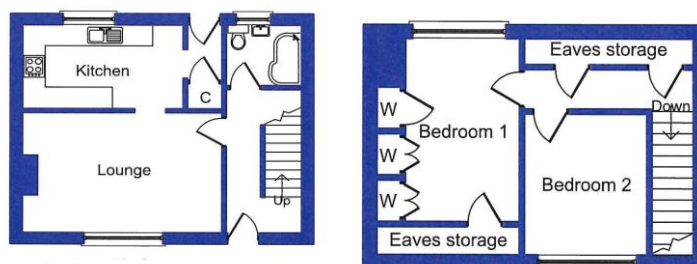
3.2m x 2.9m

Front facing window with views. Radiator.

Bathroom

2m x 1.6m

Rear facing window. Wet wall panelling with white suite comprising bath, hand basin and WC.



Sketch plan for illustrative purposes only



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Garden

The large garden has been designed for ease of maintenance with the front garden hard landscaped with gravel areas and raised borders. Off road parking for several vehicles with gate access to the rear garden. The rear garden is laid to gravel and paving. Large shed/workshop.



SERVICES

Mains supplies of water, electricity and drainage. Oil-fired central heating. EPC = E

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £95,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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