



**HILLSIDE**

MAIN STREET, KIRKINNER, NEWTON STEWART

**Galbraith**



## HILLSIDE, MAIN STREET, KIRKINNER, NEWTON STEWART

A charming 4 bedroom bungalow on the edge of a rural village, within walking distance of local amenities including a primary school.

Wigtown 3.1 miles ■ Newton Stewart 9.7 miles  
Stranraer 28.5 miles ■ Dumfries 56.9 miles

Acreage 0.32 acres

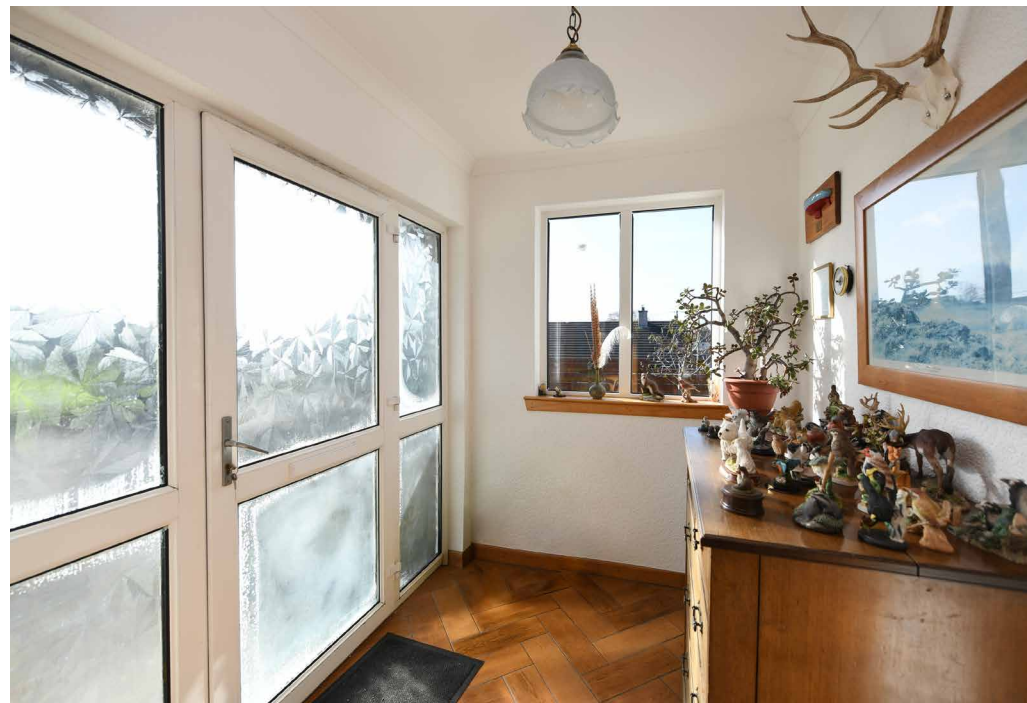
Guide price £285,000

- 2 reception rooms. 4 bedrooms (2 en-suite)
- Conservatory
- Study/Office
- Integrated workshop/garage
- Garden overlooking surrounding countryside
- Extensive parking

# Galbraith

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 OnTheMarket





## SITUATION

Hillside is situated in Kirkinner on the edge of village and set back from the Main Street. Kirkinner is a small rural village in Wigtonshire with a primary school, shop & post office, small play park, village hall, sports hall and bowling green. Kilsture Forest is nearby for woodland walks and the harbour village of Garlieston and Rigg Bay are less than five miles away, ideal for coastal walks, fishing or boating activities. Hillside is also close to other ports and harbours on the peninsular including the Isle of Whithorn.

Wigtown, Scotland's National Book Town, is just over three miles from Hillside and hosts a very successful book festival in late September. The town becomes a hub of activity as people come to listen to authors, visit the many bookshops, eat in the cafés and wander through the town where local artists and craftspeople display their work. Wigtown has a primary school, various denomination churches, supermarket, a number of smaller shops, a golf club and Scotland's southernmost whisky distillery is in nearby Bladnoch.

Newton Stewart, a more commercial town, is known as the Gateway to the Galloway Hills. It has a number of primary schools, the Douglas Ewart High School, a museum, leisure centre, three supermarkets, a bank and a post office which offers all postal and banking services, a cinema, and a wide range of shops, offices, businesses, hotels and restaurants.

The area is well known for outdoor pursuits and sports. Kirroughtree Visitor Centre, situated approximately 12.5 miles from Hillside, is part of the Seven Stanes range of mountain biking trails and has a number of designated walks. The Galloway Forest Park is one of the best places in Britain to enjoy the night sky, the Galloway International Dark Sky Park is committed to protecting dark skies by controlling light pollution.

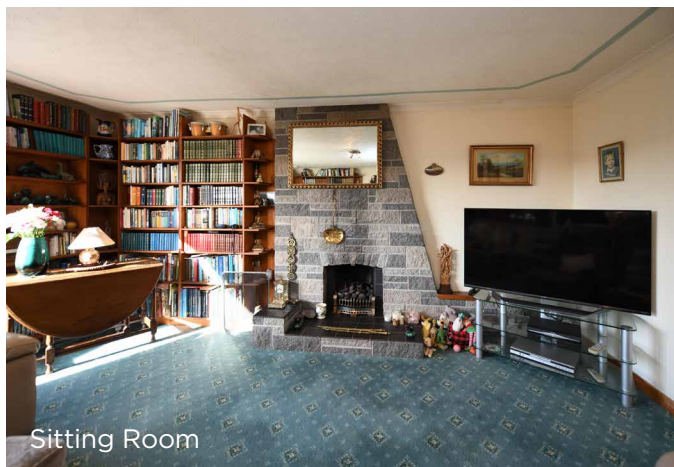
Communications to the area are good, there is a regular bus service and the bus stop is just opposite the entrance to Hillside on Main Street. Trains operate from stations in Stranraer, Dumfries and Lockerbie.

Ferry links to Northern Ireland run from Cairnryan, which is approximately 32 miles from the property. The international airports of Prestwick and Glasgow are approximately 54 miles and 88 miles from Hillside respectively.





Sitting Room



Sitting Room



Living Room/Bedroom 4

## DESCRIPTION

Hillside is a spacious 4 bedroom bungalow occupying a substantial plot and tucked away from the Main Street in rural Kirkiner. Hillside enjoys far reaching views over the surrounding countryside and to the Galloway Hills from the garden behind. The entrance vestibule leads into the hallway which opens in to all accommodation. There are two reception rooms, a sitting room, the principal room, and a conservatory which extends in to the garden. The sitting room situated to the front of the property, with an LPG gas fire contributing to a cosy night in in the cooler evenings with further storage options.

The kitchen adjacent has a range of fitted wall and floor units, a breakfast bar with under counter storage, a LPG gas hob and Symphony electric oven and grill.

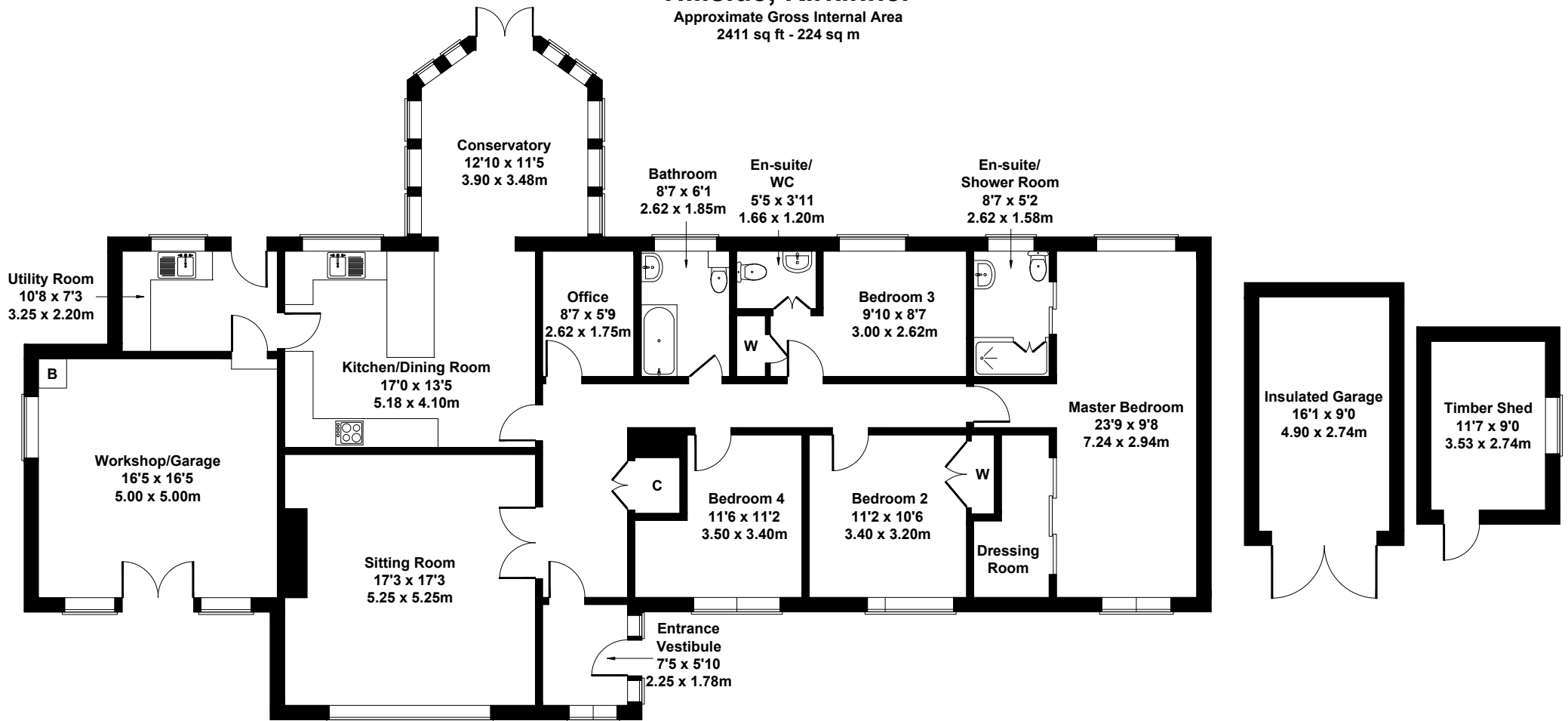
The kitchen opens through to utility room with a second sink and drainer, fitted shelves, space and plumbing for white goods and a chest freezer. Doors then open directly into the garage and out to the garden. The kitchen connects to the light and spacious conservatory, with French doors opening to the patio. There are four bedrooms, the double aspect master bedroom has a dressing room hidden within the fitted wardrobes and a separate shower room. Bedroom 2 has fitted wardrobes, bedroom 3 has fitted wardrobes and an en-suite WC. Bedroom 4 is currently utilised as a living room/snug, this room offers flexibility depending on the needs and requirements of the new owner.

The integrated garage (5m x 3.25m) is currently a workshop with fitted shelving, side window, concrete floor and strip lighting. The Worcester boiler is housed in the garage and serviced annually. The double doors could be replaced with a garage door reinstating the opportunity to park a car in the garage. There are two outbuildings including an insulated garage with box profile cladding and electricity (4.9m x 2.74m) and a timber garden shed (3.53m x 2.4m).

Hillside is a hidden gem within a peaceful attractive village, with a big community spirit.

# Hillside, Kirkinner

Approximate Gross Internal Area  
2411 sq ft - 224 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

## OUTBUILDING



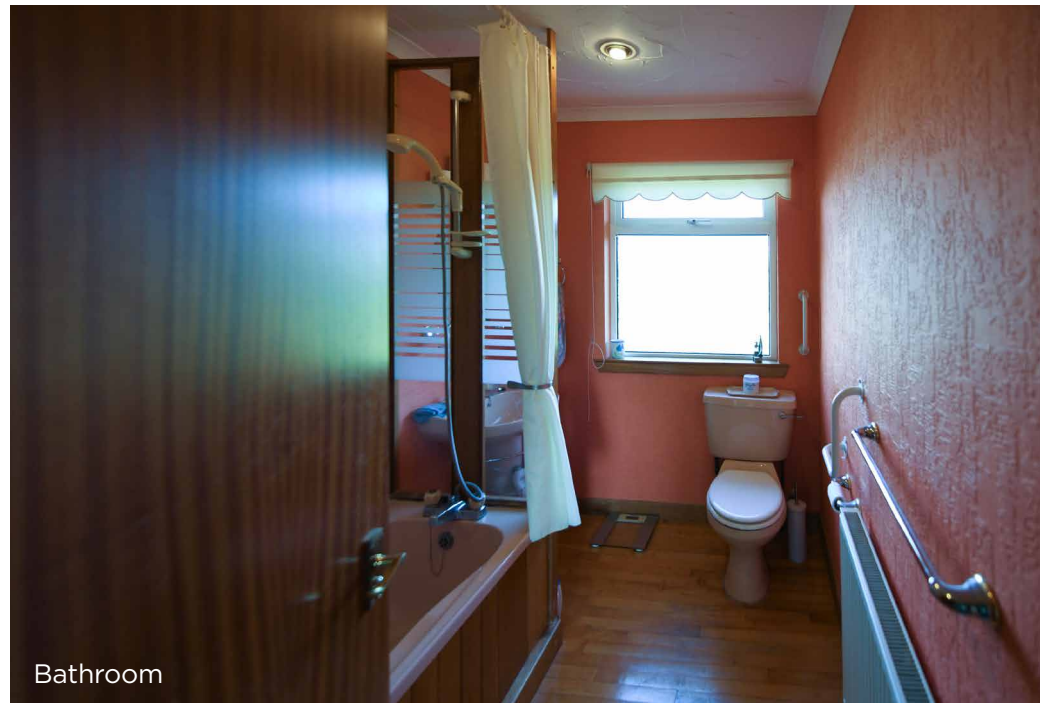
Master Bedroom



En-suite Shower Room



Bedroom 2



Bathroom

## ACCOMMODATION

**Ground Floor:** Entrance Vestibule, Sitting Room, Kitchen, Utility Room, Conservatory, Office, Bathroom, Bedroom 2, Bedroom 3 with en-suite WC. Bedroom 4, Master Bedroom with en-suite Shower Room.

## GARDEN

The access road opens to an area of gravel for parking, lined with borders filled with mature shrubs and trees. There is an area of lawn to the side of the property with a number of fruit trees and bushes including 2 apple trees, 2 pear trees a plum tree, cherry tree and blackcurrant, blueberry and gooseberry bushes.

A paved pathway leads to a sheltered and private back garden with a rocky banking forming the boundary with the field adjacent. A water feature flows well with the steep incline and an array of plants and shrubs in raised beds provide colour. Steps lead to the top of the bank where the view can be admired. Deer are often seen grazing in the field and often a woodpecker is one of the many visitors to bird feeders in the garden.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Fired	Band F	D55	FTTC	YES

## ACCESS/THIRD PARTY RIGHTS OF ACCESS

Hillside owns the entrance from Main Street and neighbours have a right of access over this road.

## DIRECTIONS

Arriving in Kirkcubright from the north side pass through Braehead and continue in to Kirkcubright, passing the primary school on your left. Continue on Main Street until you see the green bus stop on the right hand side, directly opposite the bus stop there is a sign for Hillside and a private driveway to the property.

## POST CODE

DG8 9AN

## WHAT3WORDS

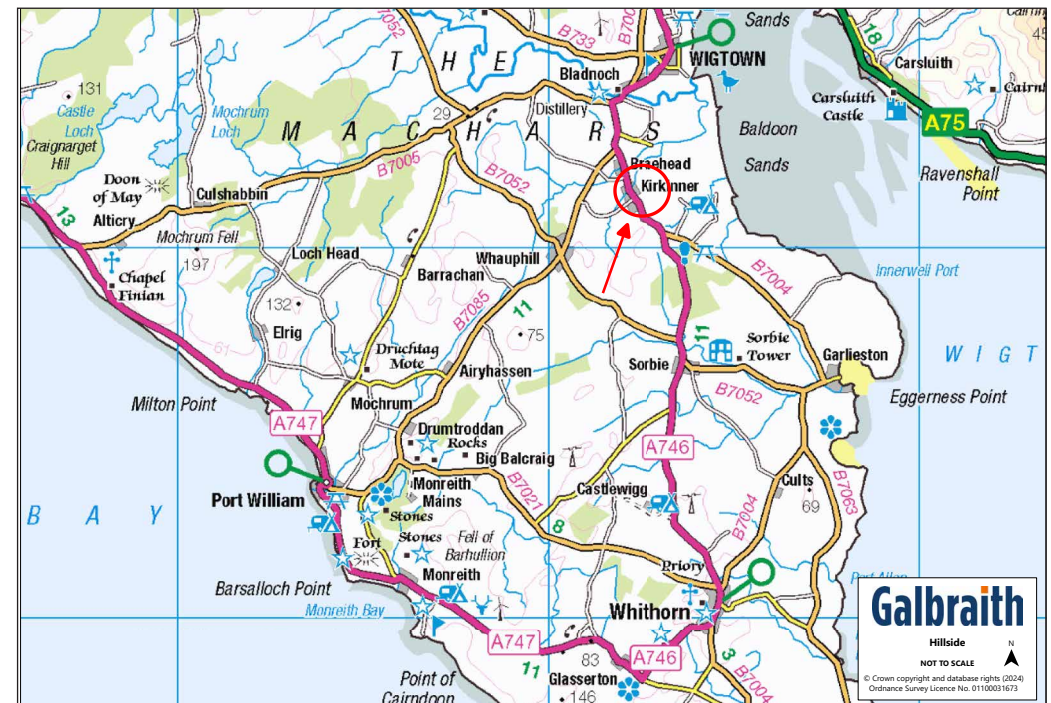
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: width.radiated.geology

## SOLICITORS

AB & A Matthews  
Newton Stewart

## LOCAL AUTHORITY

Dumfries and Galloway Council







### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

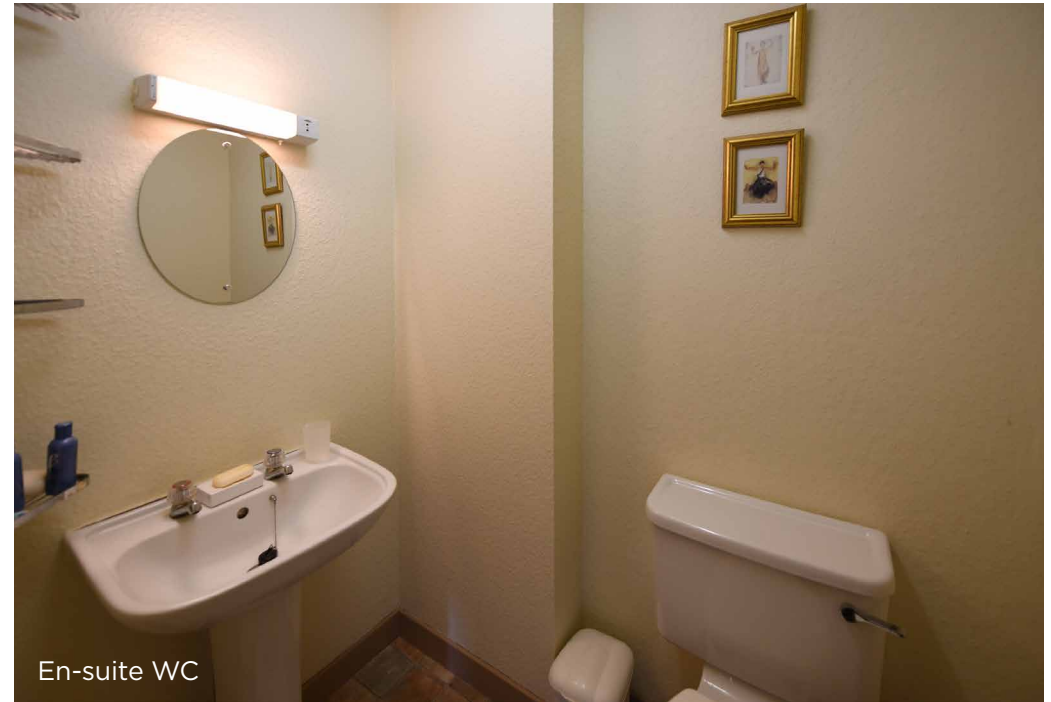
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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 service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024.





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