



19 Main Street, Kirkcowan

Newton Stewart, DG8 0HQ

Offers Over £90,000 are invited.

Kirkcowan is a charming and well-regarded village situated within the picturesque Dumfries & Galloway countryside in the DG8 area of south-west Scotland. The village offers a peaceful rural setting whilst still providing convenient access to nearby towns including Newton Stewart and Wigtown, where a wider range of amenities, schooling, healthcare facilities and leisure pursuits can be found. The surrounding area is renowned for its scenic countryside, woodland walks and outdoor recreation opportunities, making it particularly popular with those seeking a quieter pace of life. Excellent opportunities for walking, cycling, fishing and exploring the nearby Galloway Forest Park are all within easy reach. The region also benefits from attractive coastlines, historic villages and a welcoming community atmosphere, making Kirkcowan an appealing location for both permanent residence and holiday accommodation alike.

- Traditional stone-built cottage
- Spacious and flexible accommodation over two levels
- Character features including exposed beams and feature fireplace
- Generous fitted dining kitchen with ample storage
- Double bedroom with fitted storage
- Generous bathroom with bath and shower arrangement
- Extensive mature rear garden grounds
- Greenhouse, patio seating areas and established planting
- Village location within the popular DG8 area
- Excellent potential for further modernisation and personalisation



Occupying a pleasant position within the popular village of Kirkcowan, this charming traditional cottage offers deceptively spacious accommodation together with extensive rear garden grounds and excellent flexibility to suit a variety of purchasers. Retaining a wealth of character throughout, the property combines traditional features with practical living space, creating an appealing home with further potential for modernisation and enhancement. The accommodation is entered via a welcoming reception area leading into a spacious and characterful lounge featuring exposed timber beams, open staircase and a feature fireplace with stone surround and timber mantle. The room provides generous floor space for a range of furnishings and enjoys a warm and inviting atmosphere. To the rear lies a substantial fitted kitchen offering an excellent range of wall and floor mounted units, plentiful worktop space and ample room for dining or day-to-day living. The kitchen further benefits from integrated cooking appliances and provides access to the remainder of the accommodation. The property also offers a well-proportioned double bedroom together with a spacious bathroom fitted with a three-piece suite including bath with shower arrangement. Of particular note is the sizeable upper floor bedroom which provides highly versatile additional accommodation suitable for a home office, studio or further living space depending on individual requirements. Externally, the property enjoys extensive mature rear garden grounds which are predominantly laid to lawn and complemented by established trees, shrubs, planted borders and stone boundary walls. A variety of seating areas, pathways, gravel sections and growing spaces together create a peaceful and attractive outdoor environment ideal for gardening enthusiasts and outdoor entertaining alike. This is an excellent opportunity to acquire a traditional village property offering character, flexibility and generous outdoor space within a sought-after Dumfries & Galloway location.



Lounge

20' 5" x 11' 11" (6.22m x 3.62m)

Front entrance porch giving direct access into a spacious and characterful lounge featuring exposed timber beam and an open staircase. The room offers excellent floor space for a range of lounge furnishings and currently demonstrates versatility to accommodate additional furniture if required. A feature fireplace with stone surround and timber mantel as well as double glazed window to front. Further benefitting from recessed display shelving and access to kitchen.

Kitchen

18' 7" x 11' 11" (5.66m x 3.62m)

A generously proportioned fitted kitchen offering an excellent range of wall and floor mounted units together with ample worktop space. The room provides plenty of space for informal dining and day-to-day living, whilst a large window allow for a bright and airy atmosphere throughout. Features include an integrated oven with extractor hood, stainless steel sink and drainer, and plentiful storage options. The layout further benefits from direct access to the staircase and adjoining accommodation.

Bedroom

9' 4" x 8' 8" (2.84m x 2.65m)

A well-proportioned double bedroom on the ground floor featuring a bright window providing natural light to the room. The accommodation offers space for a double bed together with additional bedroom furnishings, whilst fitted storage enhances practicality and everyday convenience. Finished with carpeted flooring and a modern decorative theme, this room provides comfortable and versatile accommodation suited to a range of uses.





Bathroom

9' 4" x 6' 4" (2.84m x 1.92m)

A spacious bathroom fitted with a three-piece suite comprising WC, wash hand basin and bath with overhead shower arrangement. The room benefits from partial wall tiling, fitted storage solutions and an opaque window providing both natural light and privacy. Generous in size, the bathroom offers ample space for everyday use.

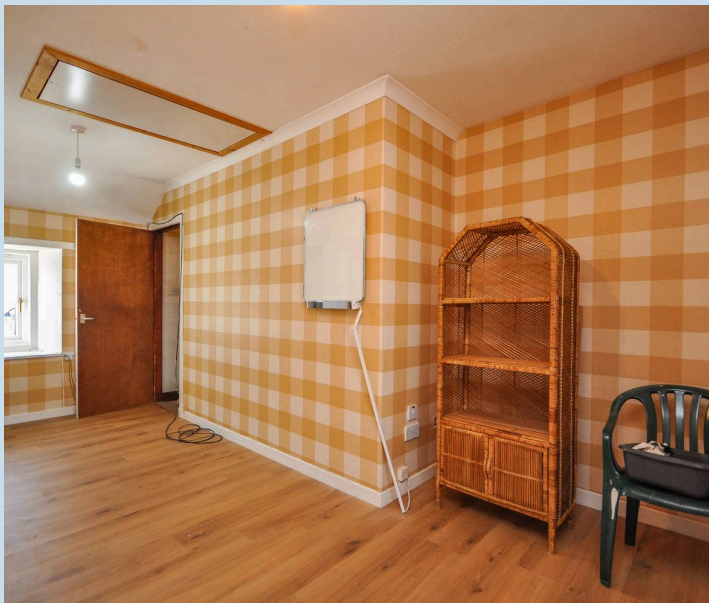
Bedroom

17' 11" x 11' 11" (5.45m x 3.62m)

A substantial and highly versatile upper floor bedroom offering generous floor space suitable for a variety of uses including a hobbies room, home office or additional living accommodation. The room benefits from wood-effect flooring, fitted storage and natural light from the window overlooking the surrounding area. A large built-in cupboard houses the property's boiler system whilst still retaining excellent additional storage capacity. This adaptable upper-level space provides excellent flexibility to suit a purchaser's individual needs.

Rear Garden

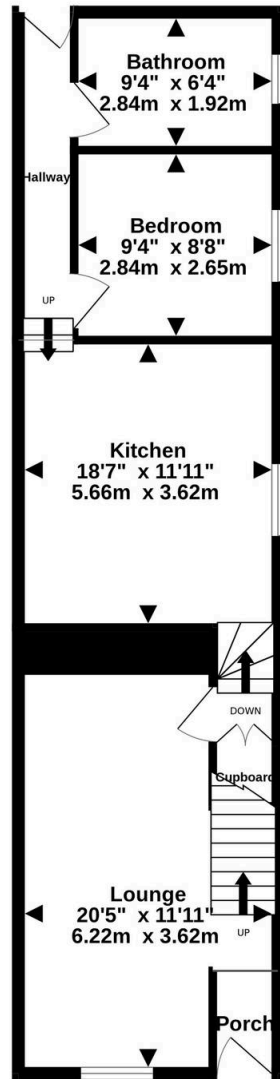
Externally, the property enjoys generous and mature garden grounds to the rear, offering an excellent degree of privacy together with a pleasant setting for outdoor enjoyment. The gardens are predominantly laid to lawn with a variety of established trees, shrubs and planted borders creating colour and interest throughout the seasons. A paved seating area provides an ideal space, whilst gravel pathways and stone boundary walls further enhance the character of the grounds. The sizeable rear garden also incorporates useful areas for gardening enthusiasts, including growing space and a greenhouse, making this an attractive and versatile outdoor environment suitable for a range of purchasers.



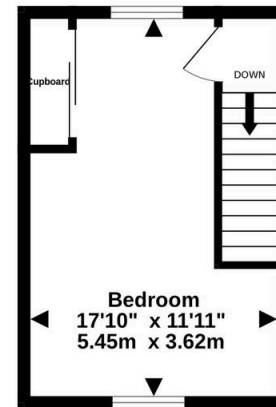




Ground Floor
560 sq.ft. (52.0 sq.m.) approx.



1st Floor
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band A **EPC RATING** G(14)

SERVICES

Mains water, electricity and drainage. Electric panel heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

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

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. Presale 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.

