



**7 Main Street, Sorbie**

Newton Stewart

Offers Over **£140,000**







## 7 Main Street

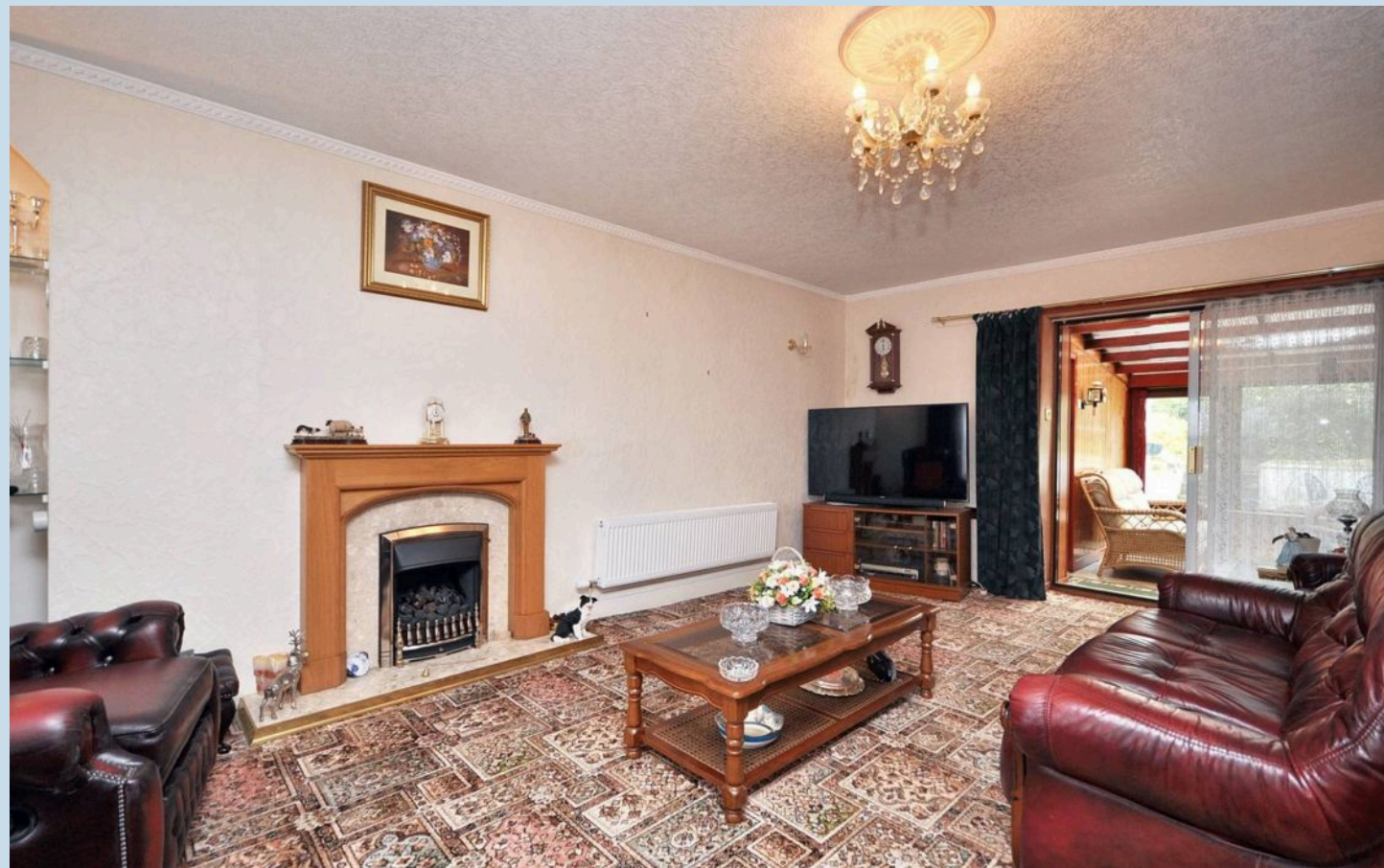
Sorbie, Newton Stewart

Local amenities within this popular village include a local restaurant, other local amenities can be found close-by in Dumfries & Galloway's 'Booktown' village of Wigtown (approx. 6 miles) including cafés, pubs, various local shops, primary school, and GP healthcare. All major amenities are to be found in the towns of Newton Stewart (approx. 13 miles) and Stranraer (approx. 31 miles) and include supermarkets, indoor leisure pool complex and secondary schools.

Council Tax band: C

Tenure: Freehold

- Generous sized cottage style property
- Recently installed air source heating
- Open countryside views
- Three bedrooms
- Full UPVC double glazing
- Generous sized garage
- Spacious garden grounds









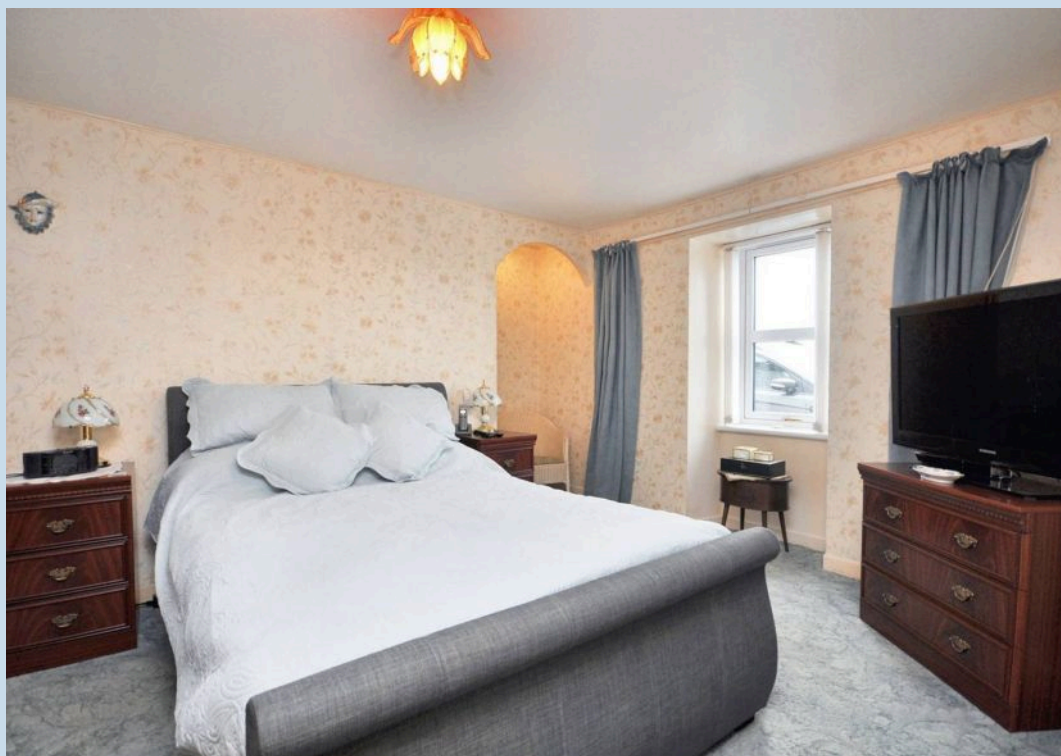


Situated in a serene setting, this charming 3 bedroom terraced cottage offers a generous sized living space accented by its delightful cottage style. Recently updated with air source heating, the property boasts picturesque open countryside views. Featuring three double bedrooms, full UPVC double glazing, and a spacious garage, this home provides both comfort and convenience. The spacious garden grounds provide a tranquil retreat, ideal for outdoor relaxation.

The exterior space is a standout feature of this property, showcasing generous rear garden grounds that are fully enclosed. Mature grounds surround the property, with paved pathways and a patio leading to beautiful planting borders. A well-maintained lawn area is enclosed by border hedging, creating a private oasis. The garden also includes a generous-sized greenhouse, perfect for nurturing plants and indulging in hobbies. This outdoor space complements the cottage's cosy interior, making it a truly inviting place to call home.









**Hallway**

Front entrance leading into hallway providing access to full living accommodation with central heating radiator and generous built in storage as well as access to central heating boiler.

**Bedroom**

10' 8" x 7' 4" (3.25m x 2.23m)

Double bedroom to front of property with double glazed window providing front outlook as well as central heating radiator.

**Bedroom**

12' 2" x 12' 2" (3.72m x 3.72m)

Generous sized master bedroom to front of property with double glazed window providing front outlook as well as central heating radiator and TV point.

**Bathroom**

7' 8" x 7' 4" (2.33m x 2.23m)

Generous sized bathroom towards rear of property comprising of separate bath and walk in shower cubicle with electric shower. Separate toilet and WHB, tiled walls and double glazed window to rear.

**Dining Kitchen**

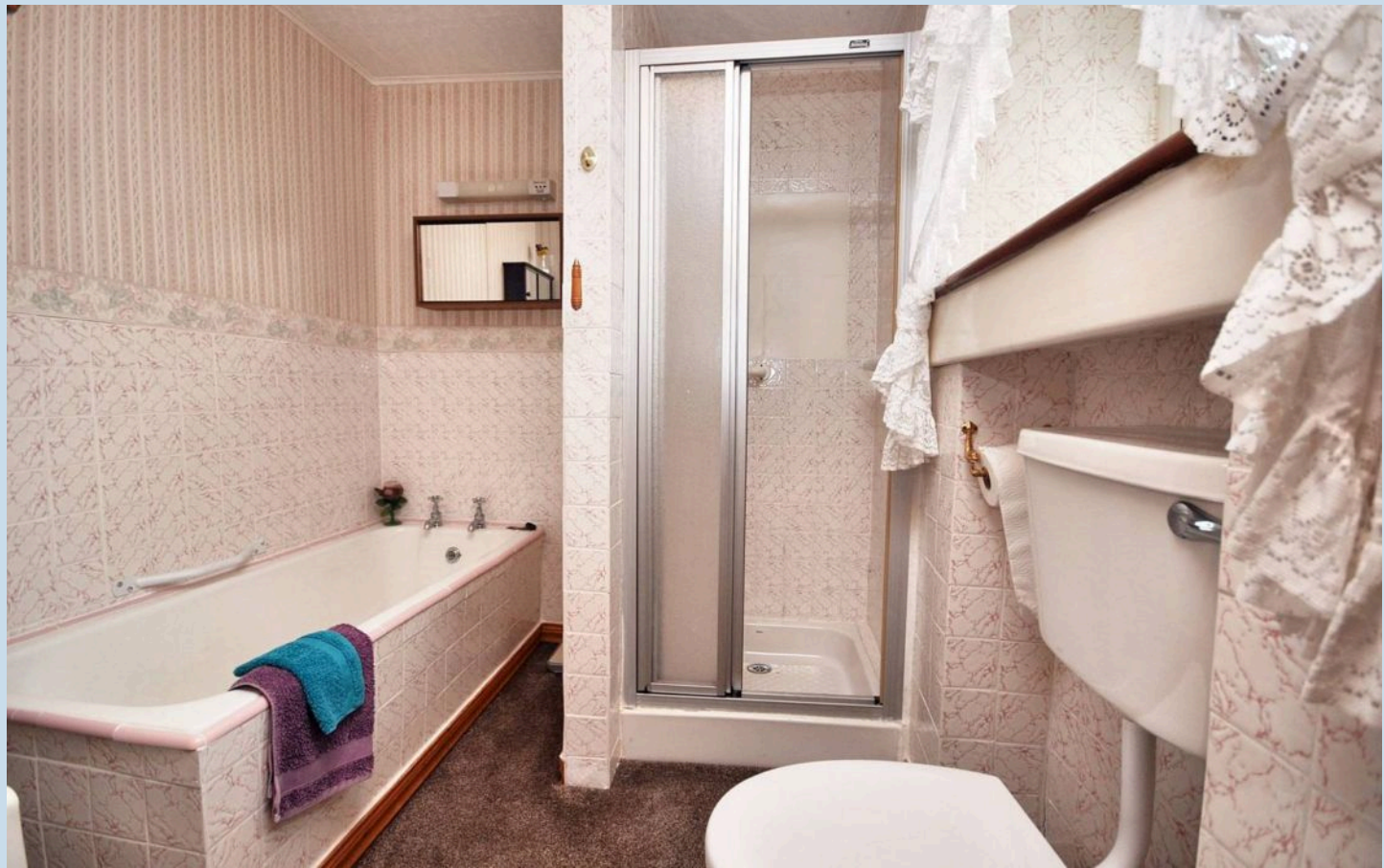
15' 10" x 13' 10" (4.82m x 4.21m)

Spacious dining kitchen to the rear of property, fully fitted with both floor and wall mounted units. Comprising of stainless sink with mixer tap, plumbing for washing machine as well as double glazed window to side and rear. Central heating radiator also as well as generous dining space and built in storage.

**Bedroom/ Study**

10' 6" x 7' 1" (3.21m x 2.15m)

Double bedroom to rear currently used as a study with double glazed window providing rear outlook as well as central heating radiator.







### **Conservatory**

9' 8" x 8' 3" (2.94m x 2.52m)

Bright and spacious conservatory to rear large with double glazed window to rear as well as double glazed panel door giving rear access to garden grounds. Built in storage as well as sliding patio door access to front lounge.

### **Lounge**

19' 6" x 16' 9" (5.94m x 5.10m)

Generous sized lounge to front of property accessed off rear conservatory with double glazed window providing front outlook. Feature electric fire as well as built in display recess. Central heating radiator as well as TV point.

### **Garage**

Generous sized garage to side of property with mains power as well as ladder access to spacious roof space giving access to property attic space.

### **Garden**

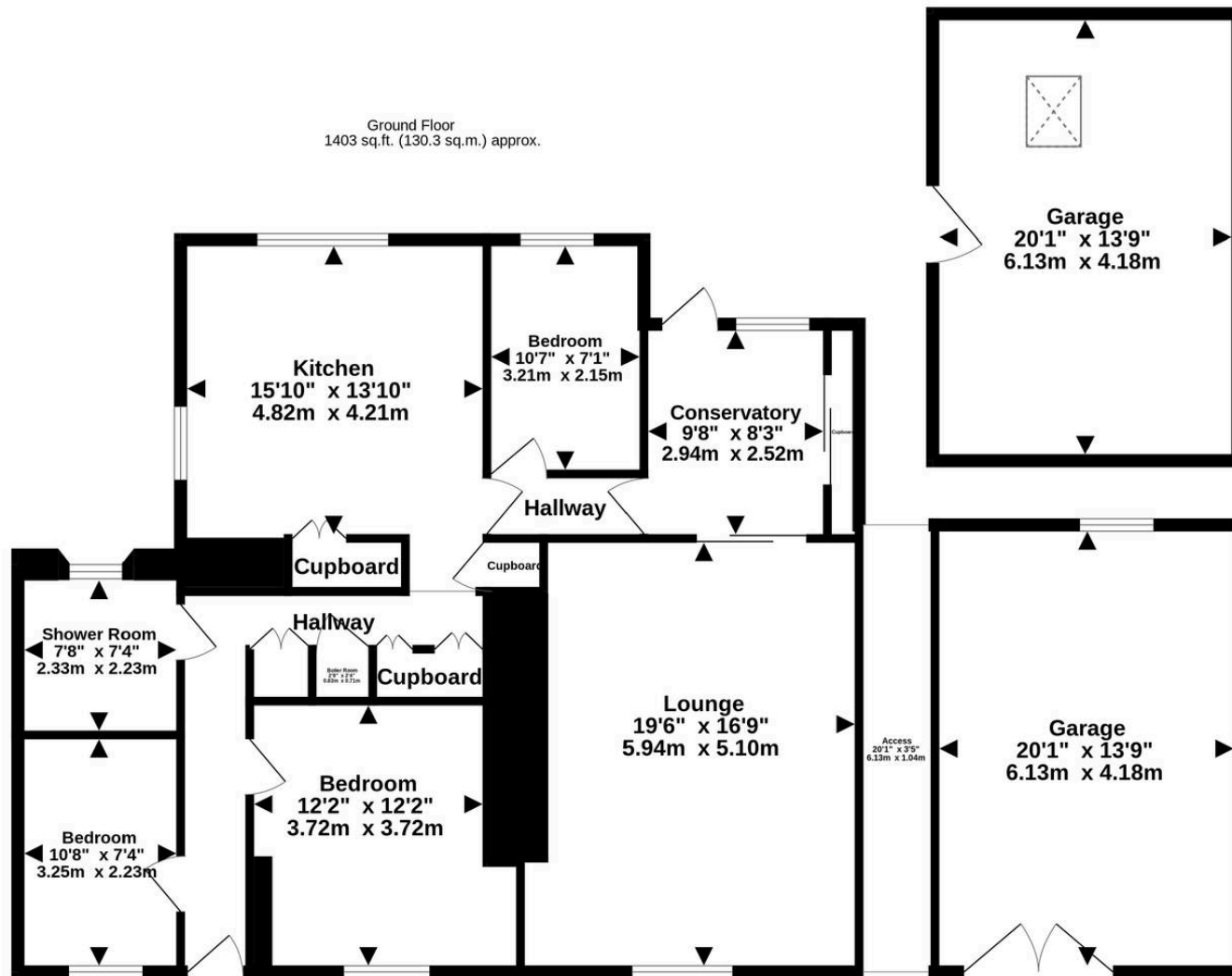
Generous sized garden grounds to the rear of property, fully enclosed comprising of mature grounds with paved pathways and patio leading up to mature planting borders. Maintained lawn area with border hedging and generous sized greenhouse.





1st Floor  
276 sq.ft. (25.6 sq.m.) approx.

Ground Floor  
1403 sq.ft. (130.3 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (155.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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