

Galbraith

KNOCKOUDIE
KIRKCOLM, STRANRAER





KNOCKOUDIE, KIRKCOLM, STRANRAER

A charming detached 3 bedroom residential property with views over the surrounding countryside and Loch Ryan beyond.

Kirkcolm 1.9 miles ■ Stranraer 8.4 miles
Ayr 58 miles ■ Dumfries 80 miles

Acreage 0.23 acres

Guide price £270,000

- 1 reception room. 3 bedrooms
- Solar Panels - reduced energy costs
- Workshop/Garage with vehicle ramp
- Low maintenance garden
- Off road parking

Galbraith

Castle Douglas
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 OnTheMarket





SITUATION

Knockoudie is situated in a rural location just over a mile from the small coastal village Kirkcolm, on the north east coast of the Rhins of Galloway peninsula. Kirkcolm, a quiet village approximately one mile from the shores of Loch Ryan, has a primary school, church, bowling club and a number of designated walking routes including Corsewall Estate's woodland walks and coastal paths. Although there is no shop at present, there is a church, Community Hub & Café open on designated days where you have a cup of tea or coffee with locals, and a small hotel/public house.

Both curling and horse riding are very popular in the area, nearby Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer. There are also numerous golf courses nearby including Stranraer Golf Club, approximately 4 miles from Kirkcolm, and Dunskey Golf Club in Portpatrick, less than twelve miles from Kirkcolm. Stranraer, the nearest town, is just over eight miles from Knockoudie where there is a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, just over 6 miles from Stranraer and directly across Loch Ryan from Kirkcolm, has two ferry operators running passenger and freight services to Northern Ireland.

DESCRIPTION

Knockoudie is a charming residential property surrounded by open countryside situated on a spacious plot with generous parking space, an outbuilding including additional attic and a separate garage/workshop. This property has recently been refurbished throughout and improvements include rewiring, new boiler, 60mm insulation, new kitchen and bathroom suite. An attractive offering presented in true turn key condition.



The porch opens to the double aspect open plan sitting room and dining room, flooded with natural light from all four windows. A Dowling Stove set in a stone fireplace provides a focal point in the sitting room and other features include wooden ceiling beams and flooring.

The kitchen adjacent was renewed in 2023 and cooking facilities are provided by an integrated Hoover electric oven and grill, microwave and induction hob. In addition, there is an integrated dishwasher and space for an American style fridge/freezer. Bedroom 3 and a spacious family bathroom with a 'P' shaped bath with shower over and two wash hand basins complete the ground floor accommodation offering.

Stairs lead to the first floor landing opening to Bedroom 1, Bedroom 2 and a shower room, all three rooms have stunning views over the surrounding countryside and Loch Ryan beyond.

Double doors open to a 1.5 storey outbuilding with space and plumbing for white goods, offering great flexibility, with the potential to create an office or studio either on the ground floor or first floor, depending on the needs and requirements of the new owner.

Knockoudie benefits from reduced electricity costs, aided by the 10 self-cleaning solar panels situated on the roof, the solar panels were installed in May 2023 and currently in a contract with Octopus. The property sits under a tiled roof and has oil fired central heating, with the new external Grant boiler is covered by a 10 year warranty.

This spacious home is within a very popular rural area, ideal for a family, couple or investment potential and offers the opportunity to work from home, living within a short distance from a small village and just over 8 miles from the nearest town.

OUTBUILDING

Garage/Workshop (6.5m x 6.5m)

Box profile construction with steel frame general purpose shed, with concrete floor, separate pedestrian entrance and electric roller door. The vehicle ramp can be included in the sale if the new owner would like it to remain in situ.

ACCOMMODATION

Ground Floor: Porch, Sitting Room/Dining Room, Kitchen, Bedroom 3, Bathroom

First Floor: Bedroom 1, Shower Room, Bedroom 2

GARDEN

Double gates open to the gravel parking area at Knockoudie, there is an area of lawn behind the property and a low maintenance front garden predominately covered in gravel with a small patio.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Oil Fired	Band F	E54	BT	YES

DIRECTIONS

From Stranraer follow the A718 for 1.7 miles then take the 3rd exit at the roundabout signposted for Kirkcolm and stay on the A718 for 3.6 miles. Continue through the village of Kirkcolm and onto the B738 for 1.3 miles, Knockoudie is straight in front of you at the junction signposted for Corsewall.

POST CODE

DG9 OPA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: plantings.shunning.cinemas

SOLICITORS

Rankin & Aitken
4/6 South Strand Street
Stranraer

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

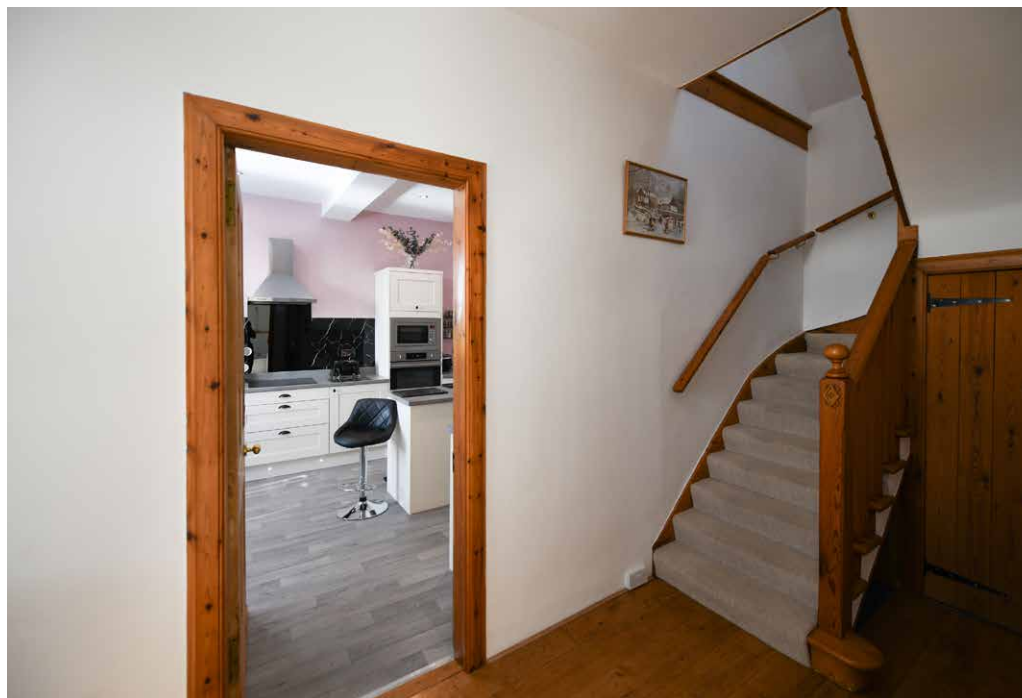
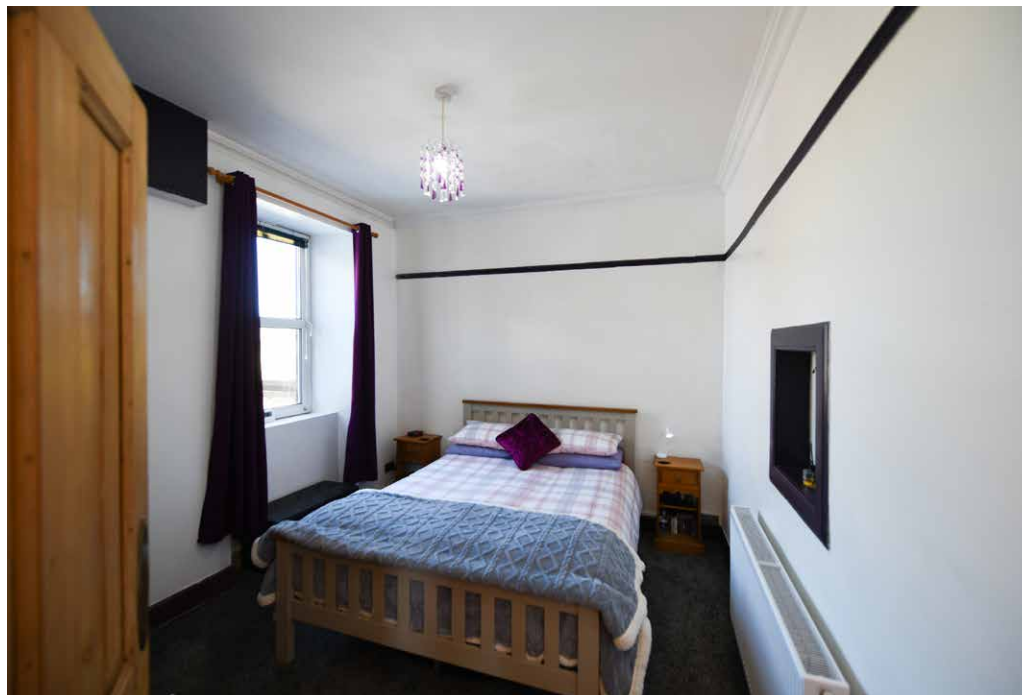
VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

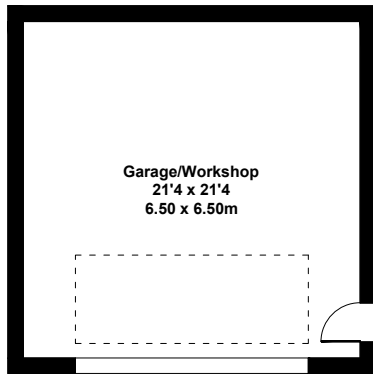
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

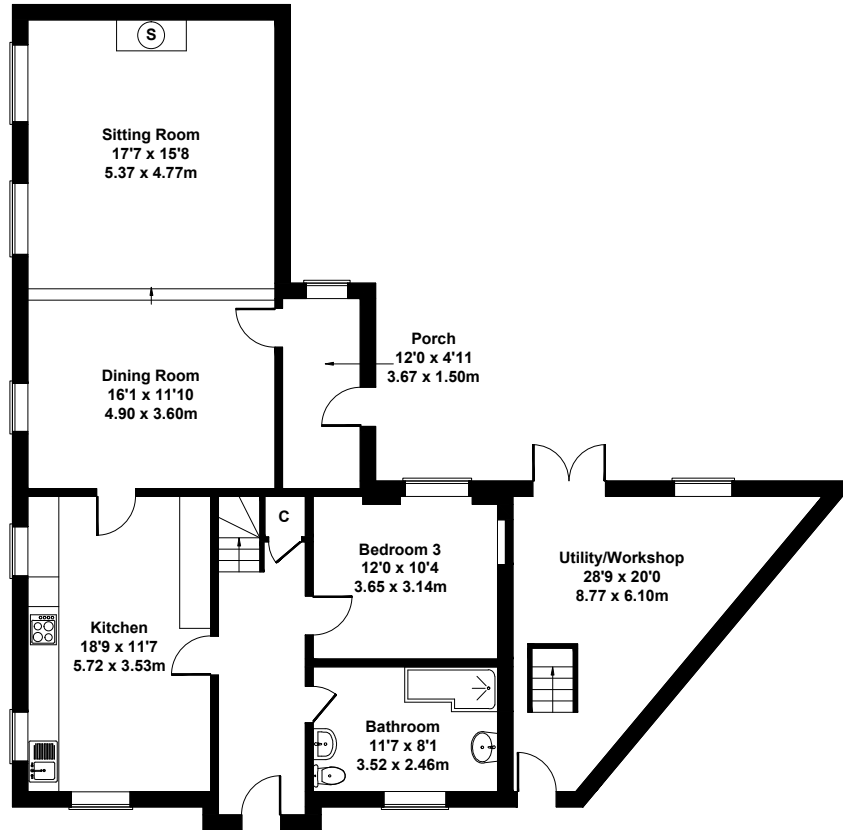


Knockoudie, Kirkcolm, Stranraer, DG8 0PA

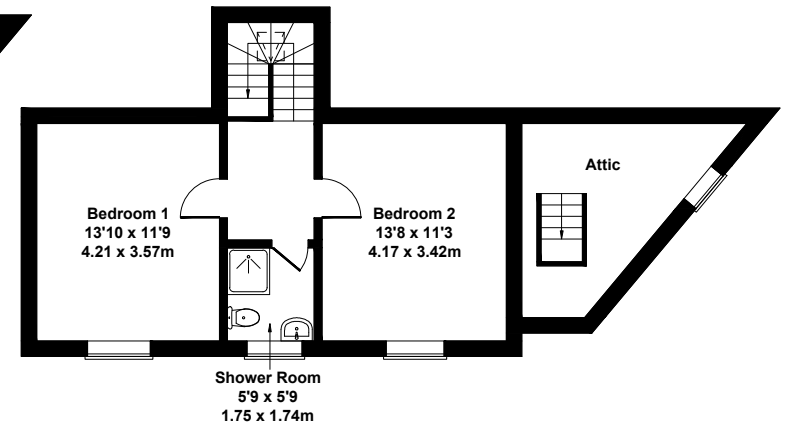
Approximate Gross Internal Area
2368 sq ft - 220 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

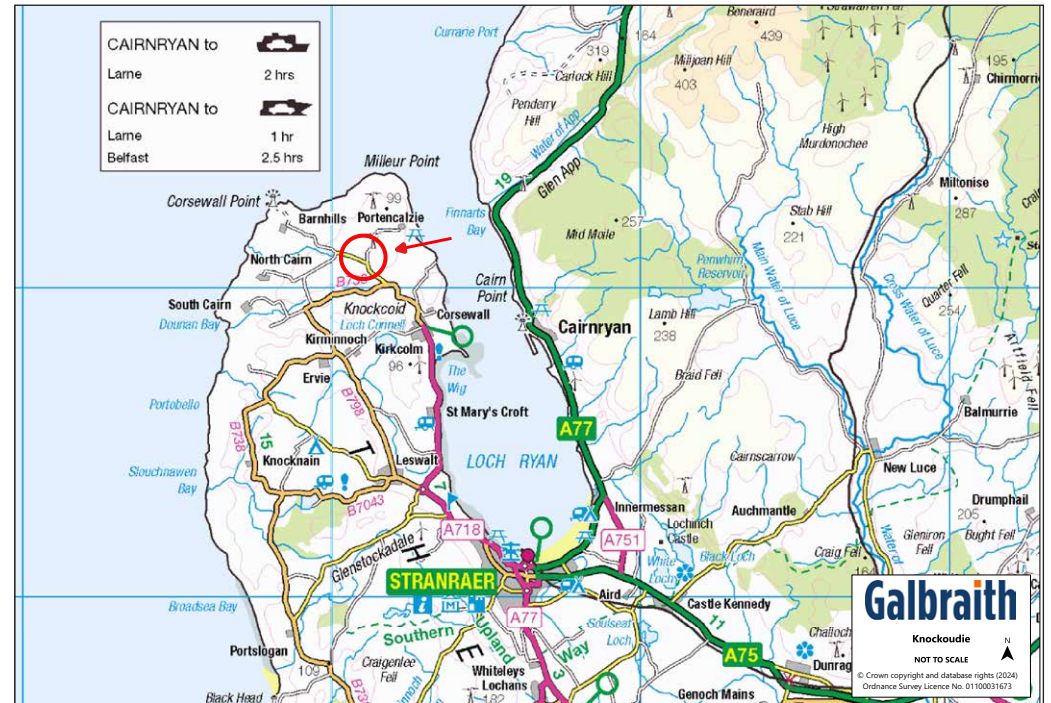
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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 July 2024.





Office



Utility Room





Galbraith



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