



NO'3 KIRMINNOCH COTTAGES

Ervie, Stranraer, DG9 0QZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

Location Plan



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Stranraer 6 miles, Newton Stewart 31 miles, Ayr 56 miles, Dumfries 74 miles, Belfast NI 73 miles (By Ferry at Cairnryan Port, Stranraer)

A CHARMING TRADITIONAL END-TERRACED COTTAGE WITH PICTURESQUE VIEWS SITUATED IN THE NORTH RHINS OF GALLOWAY

- TRADITIONAL ONE STOREY TWO BEDROOM COTTAGE
- GENEROUS SIZED GARDEN GROUNDS
- PRIVATE DRIVEWAY WITH AMPLE PARKING
- BEAUTIFUL RURAL LOCATION ENJOYING BREATHTAKING DARK SKIES & MAGNIFICENT SUNSETS
- WITHIN A SHORT DRIVE TO LOCAL AMENITIES

VENDORS SOLICITORS

Margot Nicol
Nicol, Harvey & Pierce
31 Lewis Street
Stranraer
DG9 7AB
Tel: 01776 707111



SOLE SELLING AGENTS

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY
Tel: 01556 453 453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



INTRODUCTION

No'3 Kirminnoch Cottage is situated in a beautiful rural setting on the North Rhins of Galloway peninsula, enjoying far-reaching open views across the surrounding countryside. Nestled within peaceful surroundings, this charming cottage offers an excellent opportunity for those seeking a quieter pace of life while remaining within reach of local amenities.

The property is well presented throughout and offers comfortable accommodation comprising two bedrooms, a kitchen and a welcoming living room. A particular feature of No'3 Kirminnoch Cottage is the generous garden grounds, which provide excellent outdoor space to enjoy the attractive setting. The property also benefits from its own driveway together with a garage located to the rear.

Nearby Leswalt (3 miles approx.) provides a range of everyday amenities including postal and banking services at the local post office, a parish church hosting weekly services and community events and a primary school. For a wider selection of amenities, the regional hub of Stranraer lies approximately 6 miles from 3 Kirminnoch Cottage. Here you will find supermarkets, a retail park, a modern medical centre, ice rink, sports centre, secondary schooling and a variety of leisure facilities. Stranraer is regarded as the gateway to the Rhins of Galloway and, for more than a century, served as a busy ferry port linking south-west Scotland with Northern Ireland. Ferry services operate from nearby Cairnryan, just a short drive from the town. Stranraer also offers a wide range of shops, cafés and restaurants.

In recent years, the Stranraer Oyster Festival has become one of Scotland's most celebrated food and cultural events. First launched in 2017 by Stranraer Development Trust, the festival is widely credited with helping transform perceptions of the town from one of economic decline to a destination with growing tourism appeal. Another major annual event is SkiffieWorlds, the world championship for St Ayles coastal rowing. Set on the waters of Loch Ryan, the event welcomes crews from across the globe to compete and celebrate the sport while enjoying Stranraer's renowned hospitality. Alongside the championship racing, the event features a variety of family-friendly activities, reflecting the strong sense of community at the heart of coastal rowing.

Communications to the area are much improved with the A75 trunk road providing easy access from the south via the M6 & M74. Ferry services to Northern Ireland operate from Cairnryan (12 miles approx.) while both Glasgow Prestwick Airport (64 miles approx.) and Glasgow International Airport (92 miles approx.) are within driving distance of the property.



DIRECTIONS

As indicated on the Location Plan, which forms part of these particulars.
What3Words: ///crowds.batches.shun

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

GUIDE PRICE

Offers for No'3 Kirminnoch Cottage are sought **in excess of £145,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
No' 3 Ring
New Market Street
Castle Douglas
DG7 1HY

Tel: 01556 453453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



PROPERTY DESCRIPTION

No'3 Kirminnoch Cottage is a single storey end terraced bungalow with a rendered exterior under a slate roof. The accommodation very briefly comprises:

- **Front Porch**
Of UPVC construction with an internal glazed door leading into the living room.
- **Living Room**
With a wood burner and a window to the front.



- **Bedroom 1**
With a sliding door into the room and a window to the front.
- **Bedroom 2**
With a window to the front.
- **Kitchen**
With floor and wall units, a sink, plumbing for white goods and a window to the rear.



Floor Plan

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



- **Bathroom**

With a bath with shower over, WC, wash hand basin and a window to the rear



OUTSIDE

A key feature of the cottage is its extensive grounds, which include a fenced lawned area to the front and a garage positioned to the rear. The property is approached via its own private driveway and is surrounded by open countryside, providing a peaceful setting and an ideal backdrop for outdoor dining.

SERVICES

Water	Drainage	Electricity	Heating	Council Tax	EPC
Mains	Septic Tank	Mains	Oil	B	E (45)

HOME REPORT

A home report can be downloaded from our website: www.threaverural.co.uk/property

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **Margot Nicol at Nicol, Harvey & Pierce**, for a definitive list of burdens subject to which the property is sold.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, No' 3 Ring, New Market Street, Castle Douglas, DG7 1HY**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure. 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. We are not able to enter a business relationship with a purchaser until they have been identified.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.



IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the and accordance with the relevant sections of the Consumer Protection Act 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared May 2026