



16 Main Street, Whauphill

Newton Stewart

Offers Over £160,000



16 Main Street

Whauphill, Newton Stewart

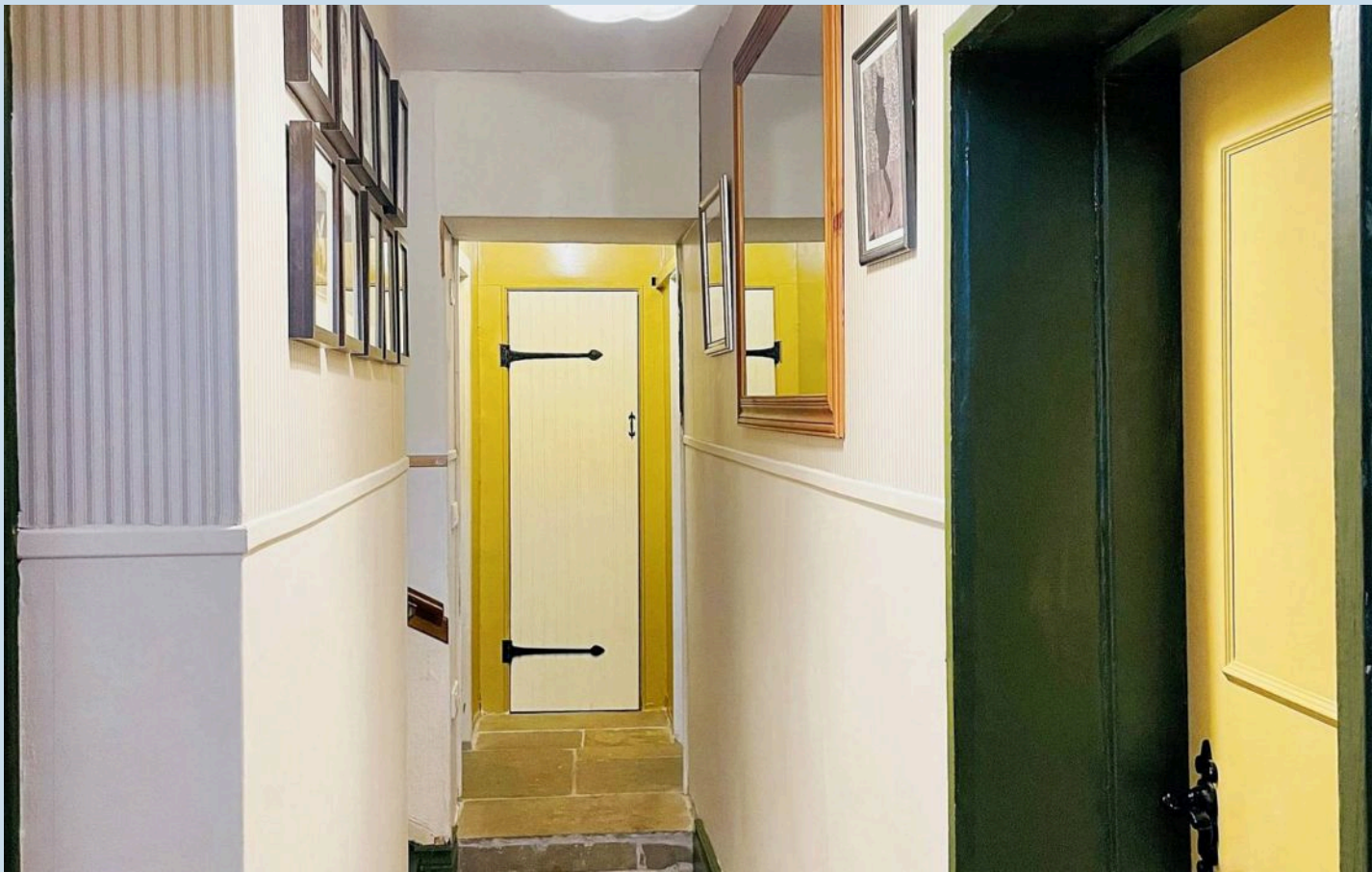
Occupying a prime location, all major amenities are to be found approx. 11 miles in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty with easy access to superb and scenic forest walks, fishing, and excellent golf courses. Other places of interest close by include Scotland's book town of Wigtown (4 miles), historical sites at Whithorn (7 miles) and the town of Stranraer (28 miles) where there is a further range of excellent amenities.

Council Tax band: C

Tenure: Freehold

- Semi detached cottage
- Traditional features
- Recently installed Air Source heating
- Full UPVC double glazing
- Traditional multi fuel burning stoves
- Three bedrooms
- Countryside views
- Spacious outbuilding
- Generous sized garden grounds



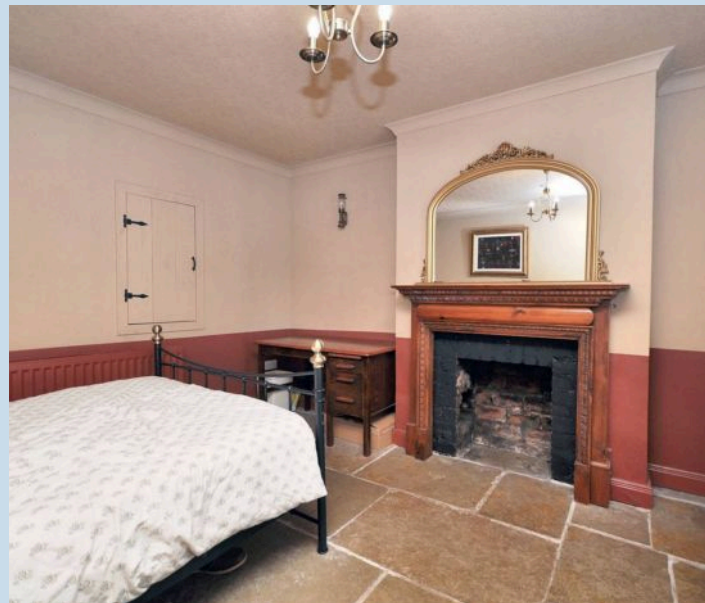
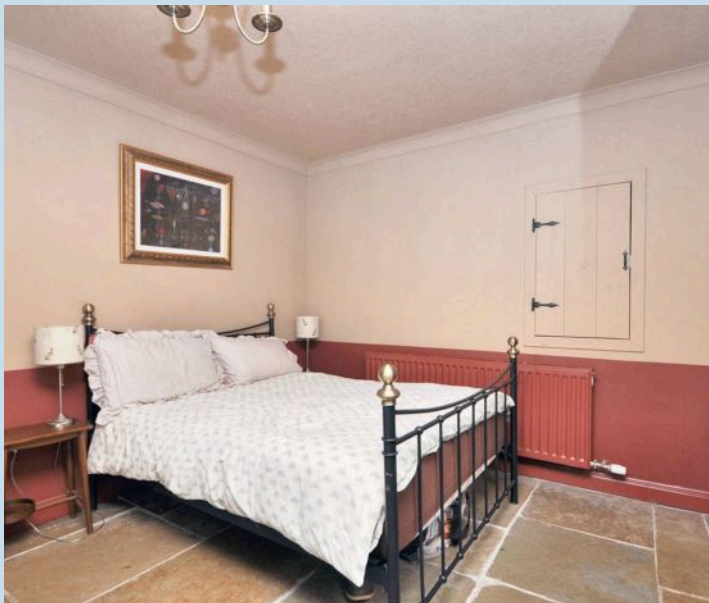


16 Main Street

Whauphill, Newton Stewart

Conveniently occupying the Main Street of Whauphill, in the heart of the picturesque countryside, this charming 3-bedroom semi-detached cottage exudes traditional elegance and modern comfort. The property boasts a wealth of character with its exposed beams, traditional multi-fuel burning stoves, and breath-taking countryside views. Recently installed Air Source heating ensures a cosy atmosphere, while full UPVC double glazing enhances energy efficiency. The accommodation comprises three bedrooms and ample living space, perfect for a growing family or those seeking a tranquil retreat. The property also benefits from a spacious outbuilding and generous garden grounds, ideal for outdoor enthusiasts.

Step outside into the extensive and mature garden grounds that envelop the rear of the property. Stretching down to overlook the serene surrounding countryside, the garden is a haven of natural beauty. A large, maintained lawn provides a perfect space for outdoor activities, while mature planting borders and hedging lend a touch of tranquillity. Boundary fencing ensures privacy, while access to the rear stone outbuilding offers generous storage options for gardening equipment or outdoor gear. This property offers a harmonious blend of indoor comfort and outdoor charm, creating a truly special living experience.



Hallway

Front entrance giving access into front porch leading into hallway giving access to full ground floor living accommodation. Central heating radiator as well as built in storage. Stairs providing access to upper level accommodation.

Lounge

16' 1" x 13' 7" (4.90m x 4.14m)

Bright and spacious lounge to front of property with large front double glazed window as well as side window with feature multi fuel burning stove. Central heating radiator as well as traditional features to appreciate.

Bedroom

15' 3" x 12' 0" (4.64m x 3.66m)

Generous sized ground floor bedroom with original feature fireplace as well as large double glazed window to the front. Central heating radiator as well as TV point.

Kitchen

12' 0" x 8' 6" (3.66m x 2.58m)

To rear of property, a fully fitted kitchen with traditional fixtures comprising of floor and wall mounted units. Original feature fuel burning stove, built in display recess as well as Belfast style sink with mixer tap. Double glazed windows to rear as well as Timber framed door giving access to rear garden grounds.

Bathroom

7' 10" x 5' 10" (2.40m x 1.79m)

Bright and spacious bathroom on the ground floor with traditional fixtures and fittings to include a shower over bath, separate toilet and WHB as well as large double glazed window.

Bedroom/ study

16' 0" x 10' 10" (4.88m x 3.30m)

On the upper level towards front of property, a generous space currently used as a bedroom/ study with double glazed window to front as well as central heating radiator and generous built in storage.





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Bedroom

11' 10" x 10' 10" (3.61m x 3.30m)

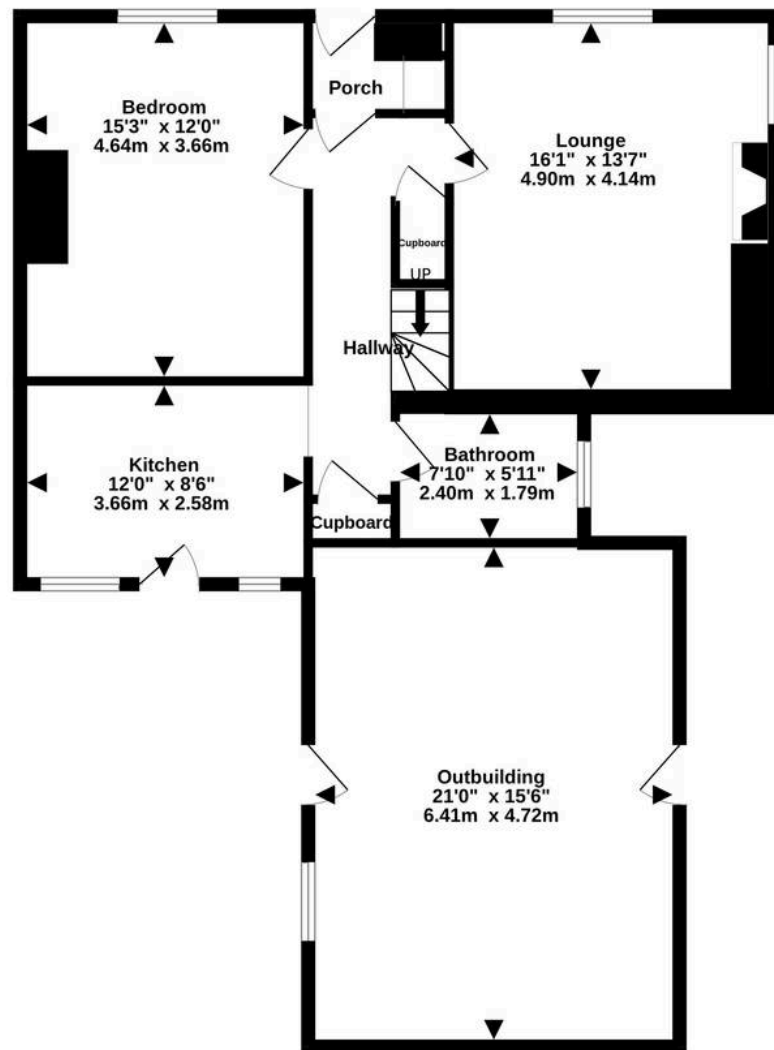
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Garden

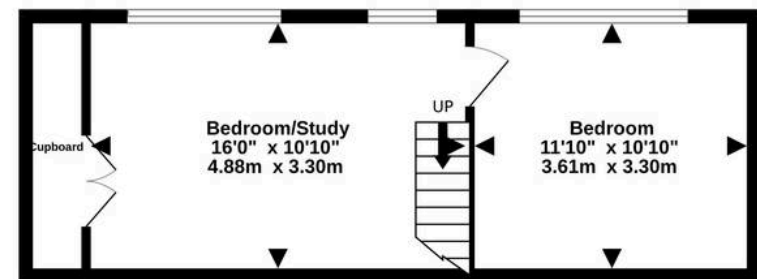
Extensive and mature garden grounds to the rear stretching down to overlook surrounding countryside. Comprising of large maintained lawn area as well as mature planting borders and hedging, boundary fencing and access to rear stone outbuilding providing generous storage.



Ground Floor
963 sq.ft. (89.5 sq.m.) approx.



1st Floor
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.