



2 Barwhanny Cottages, Whauphill

Newton Stewart, DG8 9NU

Offers Over **£135,000**

2 Barwhanny Cottages

Whauphill, Newton Stewart, DG8 9NU

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.

- Semi detached cottage
- Tranquil setting
- Sit on a generous plot
- Rural location
- Oil fired central heating
- Three bedrooms
- Multi fuel burning stove



Nestled in a tranquil rural setting, this 3 bedroom Semi-Detached Cottage exudes charm and character. Boasting a comfortable living space, the property features an inviting open-plan layout complemented by a multi-fuel burning stove, creating a cosy atmosphere. The accommodation further comprises of three bedrooms and benefits from oil-fired central heating, ensuring warmth and comfort throughout. Situated on a generous plot, this cottage offers a perfect blend of modern amenities and countryside serenity, making it a delightful retreat for those seeking a peaceful lifestyle.

The property is surrounded by ample outdoor space, providing a perfect haven for relaxation and enjoyment. The expansive grounds include a well-maintained grass area to the side, offering stunning views of the lush farmland. Enclosed by fenced borders and shrubbery, the outdoor space ensures privacy and security. Moreover, the presence of outbuildings enhances the functionality of the space, catering to a variety of needs. At the rear, an enclosed lawn area bordered by hedging and mature plants completes the picturesque outdoor setting, making this property a truly enchanting abode.



Conservatory

19' 7" x 6' 6" (5.96m x 1.99m)

Front entrance via UPVC storm door into front conservatory, fully double glazed as well as access to built in storage leading into full living accommodation.

Lounge

15' 4" x 14' 3" (4.68m x 4.35m)

Generous sized lounge towards rear of property with original feature fireplace currently housing multi fuel burning stove. Double glazed window providing rear outlook, access to rear bedrooms as well as access to rear porch.

Bedroom

10' 10" x 8' 0" (3.31m x 2.43m)

Towards rear of property accessed off lounge, a spacious bedroom with double glazed window providing rear outlook as well as central heating radiator.

Bedroom

10' 10" x 6' 4" (3.31m x 1.93m)

Accessed off of lounge, a third bedroom with double glazed window providing front outlook as well as central heating radiator.

Kitchen

12' 0" x 8' 0" (3.66m x 2.43m)

Bright and spacious kitchen which has been fully fitted with both floor and wall mounted units comprising of composite sink with mixer tap, large double glazed window as well as plumbing for washing machine.

Bedroom

12' 0" x 11' 7" (3.66m x 3.53m)

Spacious double bedroom to front of property with large double glazed window providing front outlook as well as central heating radiator and built in storage.





Shower Room

8' 6" x 5' 7" (2.59m x 1.70m)

Generous sized modern shower room comprising of splash panel boarding, walk in shower cubicle with electric shower, separate WHB and toilet as well as double glazed window and central heating radiator.

Garden

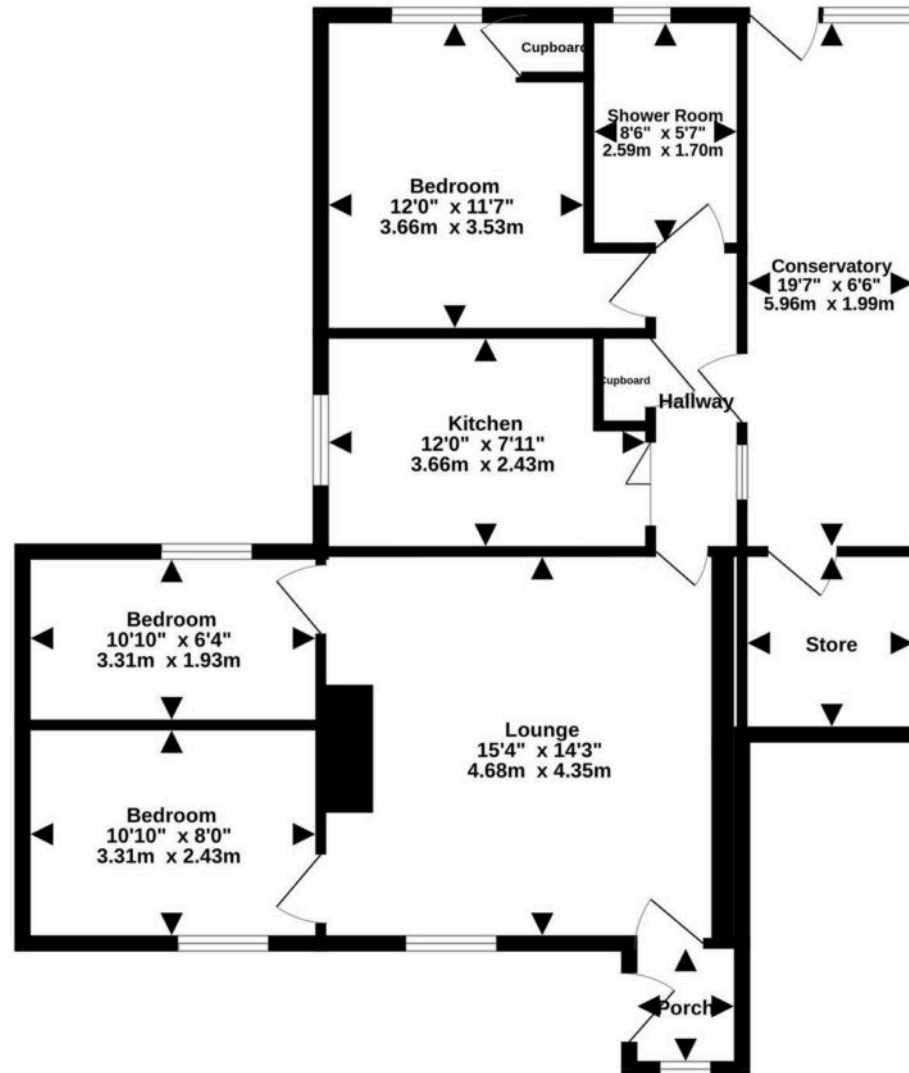
The property is situated on a generous plot, providing an expanse of outdoor space that is both inviting and functional. The spacious exterior features a large, maintained grass area to the side, which offers a picturesque view of the surrounding farmland. The boundary comprises of fenced border and shrubbery. Additionally, the presence of outbuildings enhances the utility of the space, allowing for various uses that cater to the needs of the occupants. The rear of the property gracefully descends into an enclosed and meticulously maintained lawn area surrounded by border hedging as well as mature plants and shrubbery.







Ground Floor
845 sq.ft. (78.5 sq.m.) approx.



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