



‘Cairnsmore’, Mill Lane

Monreith, Newton Stewart, DG8 9LJ

Detached bungalow on an elevated plot, providing stunning sea views and off-road parking.

Offers Over: £220,000 are invited

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Key Features:

- . Detached bungalow
- . Outbuilding, formally a garage
- . LPG Gas central heating
- . Pedestrian beach access
- . Full UPVC Double glazing
- . Woodburning stove
- . Prime location
- . Off road parking
- . Stunning views





Property description

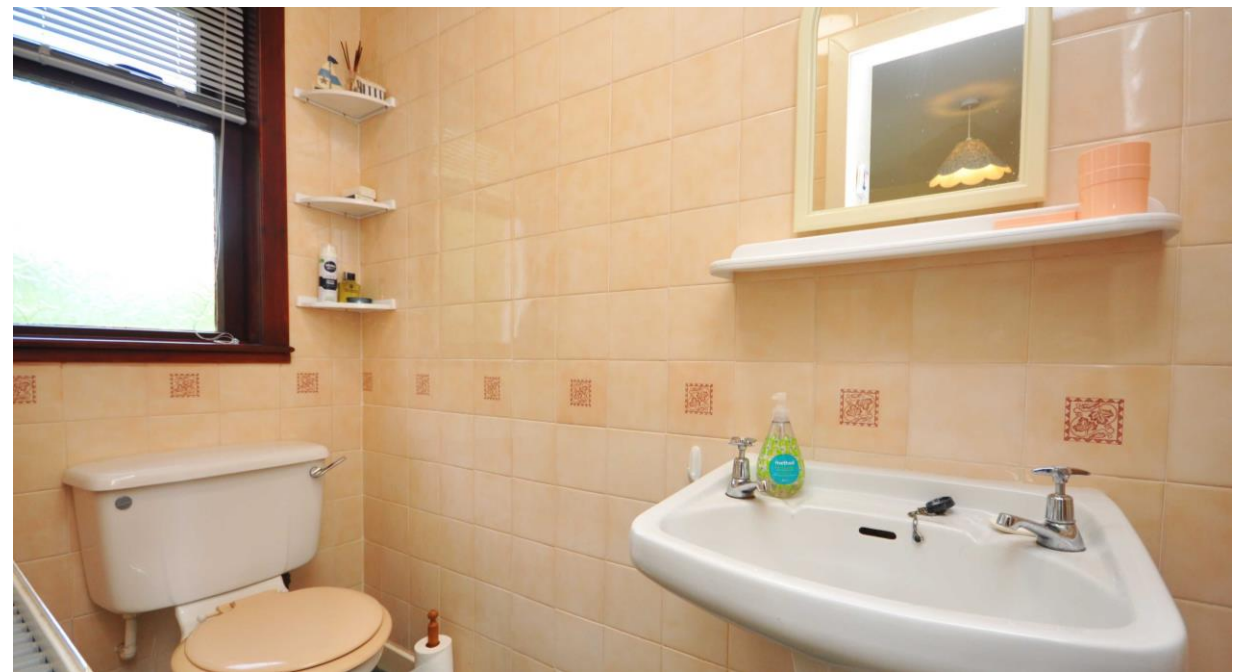
An opportunity arises to acquire a delightful, detached cottage style property within the coastal village of Monreith. Sitting approximately 2.5 miles south of Port William, this is a well sought after area boasting sandy beaches stretching along the coast and within walking distance of the property. In excellent condition throughout with many features to appreciate including an open plan kitchen dining area, bright lounge with sliding door access to rear garden, well-proportioned sized bedrooms (one of which is ensuite) as well as a spacious bathroom. This property also has the added benefit of a stunning outlook over the shores of Luce Bay & beyond as well as pedestrian access to the beach. With bright and tasteful décor within also maintaining some character and charm, this property would make an ideal second/ holiday home investment.

With the property being of traditional construction under a slate roof benefitting from full double glazing and gas fired central heating, the property is situated adjacent to other properties of varying style and set within its own generous area of easily maintained garden ground with side and rear access as well as a driveway providing off road parking. This property has many features to appreciate such as providing ample space for entertaining whilst also being able to appreciate the stunning views to the rear as well as a woodburning stove. 'Cairnsmore', also benefits from having a generous amount of built in storage throughout.

Local amenities within this popular village include its long sandy beach which attracts many visitors and a great place for wildlife spotting and stunning views. St Medan Golf course can be found less than a mile from the village. Other local amenities can be found at Port William which include a general store/ post office, café/bar, primary school & GP healthcare.

All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools. This property would make an ideal second home/ holiday let investment.





Accommodation

Hallway

Front entrance via UPVC door into hallway with central heating radiator, single glass panel with view into dining kitchen hallway providing full access to accommodation as well as loft hatch access.

Dining kitchen

Large open plan kitchen and dining area with large double glaze window providing rear outlook with stunning sea views, woodburning stove, floor and wall mounted units with integrated electric oven and hob with extractor fan. Composite sink with traditional style mixer tap, plumbing for washing machine, integrated fridge and double-glazed window to rear

Lounge

Spacious lounge accessed via kitchen with carpeted flooring, central heating radiator, two double glaze windows as well as sliding patio doors providing stunning views and outside access. Access also to ensuite bedroom, TV point also

Bedroom

Accessed via lounge, double bedroom with built-in storage, double glazed window and central heating radiator as well as access to ensuite shower room.

En-suite

Ensuite shower room with carpeted flooring and tiled wall comprising of toilet, wash hand basin and walk-in shower cubicle with electric shower. Built-in extractor, double glazed window and central heating radiator

Walk in store

Walking storage area off hallway with double glazed window, central heating radiator and access to fuse box and electricity meter

Bathroom

Bright and spacious bathroom comprising of electric shower over bath, separate wash hand basin and toilet, double glazed window, central heating radiator, mirror display cabinet and tiled walls



Accommodation

Bedroom

Spacious double bedroom to rear of property with large double-glazed window providing stunning outlook, built in storage and central heating radiator.

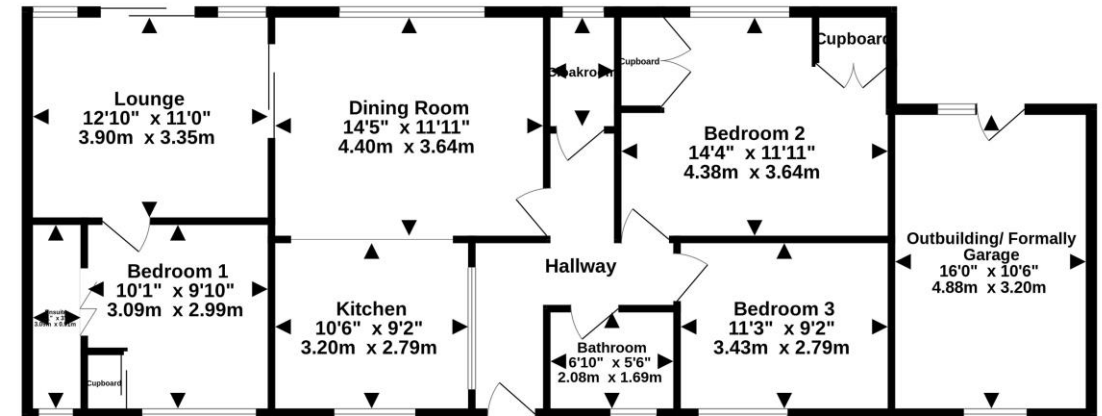
Bedroom

Double bedroom towards front of property with double glazed window and central heating radiator.

Garden

Easily maintained garden grounds comprising of concrete driveway for off-road parking, concrete patio surrounding side to rear as well as steps leading to rear access and stunning outlook over the shores of Luce Bay as well as pedestrian access down to beach.

Ground Floor
1124 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band C

EPC RATING

E(42)

SERVICES

Mains electricity, water & drainage to septic tank. LPG Gas central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

