




# ‘The Sergeants’

Mochrum, Newton Stewart, DG8 9PP





Substantial, detached 3-  
bedroom property with off  
road parking and  
conservatory to the rear.

Offers Over: £200,000 are invited



‘The Sergeants’, Mochrum, Newton Stewart, DG8 9PP



Key Features:

- . Spacious family home
- . Detached garage
- . Oil fired central heating
- . Conservatory with rear outlook
- . Full UPVC Double glazing
- . Large enclosed garden
- . Prime location
- . Off road parking
- . Stunning views



**galloway & ayrshire properties**





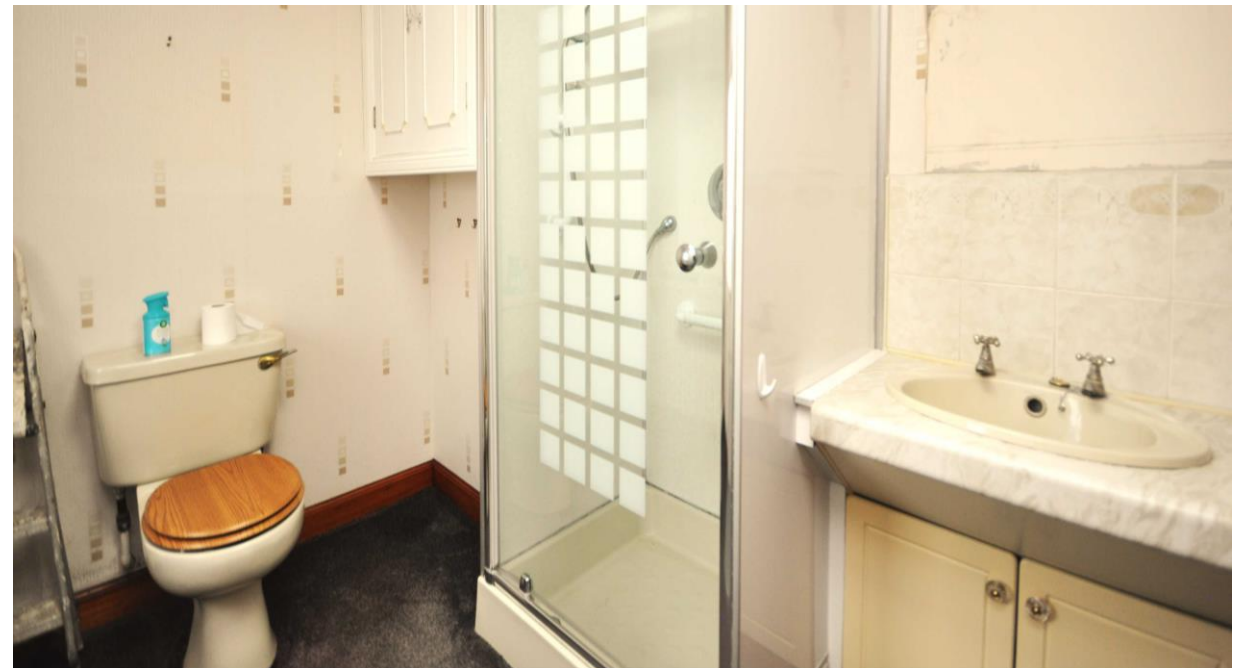


## Property description

A detached, cottage style property situated on the outskirts of the rural village of Mochrum. Sitting on a generous plot with a surrounding outlook over farmland & beyond. In good condition throughout currently comprising of three bedrooms, spacious open L- shaped lounge as well as an added-on conservatory providing a stunning outlook over garden grounds. There are many attractive and innovative features to appreciate within this splendid home including tasteful décor, full double glazing as well as oil fired central heating. Fully landscaped and secluded garden to the rear. Benefitting from a desirable location with stunning views, viewing this property is to be thoroughly recommended.

Of traditional construction under a tile roof, as well as flat roof extension to the front. The extension has allowed the property to benefit from a spacious dining kitchen as well as . This has also allowed for a ground floor bathroom and separate utility area which currently has plumbing for a washing machine as well as outside access. Sitting on a generous plot, this allows the property to benefit from a spacious, fully enclosed rear garden with a generous sized detached garage. There is also a concrete driveway to the front allowing ample off-road parking.

The village of Mochrum sits approx. 3 miles from the most popular village of Port William where all local amenities are to be found including, primary school & general stores. The focal point of this delightful coastal village is of course the charming harbour and coastal views which have always been a great favourite of locals and visitors alike. There is access to rugged coastline and to marvellous sandy beaches close by and the area abounds with a range of outdoor pursuits including wonderful golf courses, sailing and walking. All major amenities are to be found in the town of Newton Stewart some 16 miles distant and include supermarkets, healthcare, indoor leisure pool complex and secondary school.









## Accommodation

### Porch

Rear entrance porch through UPVC storm door as well as having UPVC double glazed window, central heating radiator, entrance into hallway as well as built in storage and plumbing for washing machine.

### Hallway

Providing full access to ground level accommodation, central heating radiator, built in under stairs storage, UPVC door providing front access to outside of property, integrated smoke detector as well as access to electric meters.

### Kitchen

Spacious dining kitchen with both floor and wall mounted units, 2 x double glazed windows, integrated oven and grill as well as integrated 4pc gas hob and extractor fan. Composite sink, built in storage as well as central heating radiator and central heating boiler with thermostat.

### Shower Room

Spacious shower room with double glazed window, central heating radiator, walk in shower cubicle with mains shower and splash panel boarding. Separate toilet and WHB as well as space and plumbing for a separate bath. Built in extractor fan, carpeted flooring and built in storage.

### Lounge

Spacious L-shaped lounge with feature electric fire, central heating radiator, TV socket, access into conservatory via UPVC sliding doors as well as double glazed window and BT phone socket.

### Conservatory

Generous sized conservatory access via lounge with two central heating radiators, mains power, UPVC door providing access to garden. Fully double glazed.

### Dining Room

Currently used as a dining room with potential for ground floor bedroom with open fireplace and marble surround, double glazed window, central heating radiator and built in recess for storage.

### Bedroom 1

Spacious ground floor bedroom with two double glazed windows, central heating radiator as well as built in storage. Outlook over garden and fields beyond.



# Accommodation

## Bedroom 2

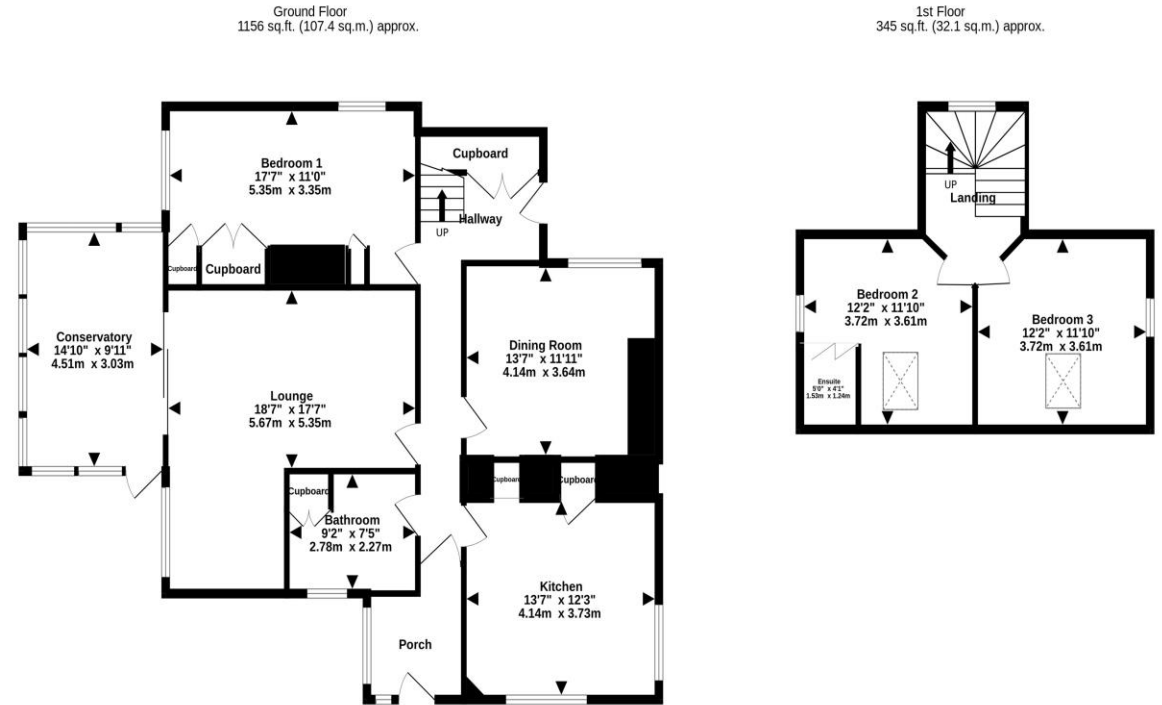
Upper floor double bedroom with ensuite toilet, Velux window and side double glazed window as well as central heating radiator.

## Bedroom 3

Upper floor double bedroom with Velux window, and side double glazed window as well as central heating radiator.

## Garden

Large enclosed well maintained garden grounds comprising of concrete driveway, well maintained lawn area, gravel to the rear, stone dyke wall and boundary hedging as well as detached garage.



Ground Floor  
1156 sq.ft. (107.4 sq.m.) approx.

1st Floor  
345 sq.ft. (32.1 sq.m.) approx.

TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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 E

### EPC RATING

E(39)

### SERVICES

Mains electricity and water. Drainage to septic tank. Oil fired 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.

