Traditional stone built terraced cottage in this small rural village with open views to the front and rear over farm and woodland.

The property has been completed renovated and has many interesting features.

Accommodation comprises: Hall, open plan fitted Kitchen with Dining area and Rayburn solid fuel range, Sitting room with wood burner, Sun Lounge with views, Porch with log store. Upper floor with 2 double Bedrooms and modern Shower room.

Double glazed throughout.

Good sized enclosed garden to rear with patio, lawn, large workshop with power, greenhouses and log store.

OFFERS AROUND £100,000
ACCOMMODATION:

ENT HALL  
3'1" wide (0.94m approx) Ceramic tiled floor, timber lined cloak recess, double doors to sitting room, power point. Stairs with open balustrade, storage below. 2 Ceiling lights.

SITTING ROOM  
11'7" down to 9'2" x 17'10" (3.59 down to 2.92 x 5.4m approx) Front and rear Upvc DG windows, one with deep sill and cupboard below. Painted stone wall with alcove, fire recess with wood burner on a stone hearth. Further recess for logs and TV equipment, exposed open fireplace. 2 Ceiling lights, power points, telephone, TV and satellite connection.

KITCHEN DINER  
12'6" down to 9'9" x 17'10" (3.83 down to 2.97 x 5.40m approx) Range of modern cream coloured units with wooden handles and block effect worktops. Tiled splash back, space and plumbing for washing machine, open corner storage, rear facing Upvc window with deep sill to rear porch, tiled worktop. Rayburn Royal cooking range which will burn wood or coal and provides oven facilities and hot plate. Open shelving, ceiling beams, music speaker. Open to dining room. Tiled floor throughout. Further base and wall units, concealed extractor, space for slot in cooker, ample power points, cooker point and built in recess cupboard. Front facing Upvc DG window. Ample space for table, appliances etc. Ceiling light in dining room. 4 downlighters in the kitchen.

From the hall through to...
**SUN LOUNGE** 11’10” x 11’3” (3.61 x 3.41m approx) Dual aspect with views over the garden. Fully double glazed, power points. Ceiling light, smoke alarm and TV connection. Sloping felt roof, Upvc double glazed door with fixed side panel to...

**REAR PORCH** 9’3” x 10’1” (2.81 x 3.08m approx) Boarded and insulated with ply with a Onduline panelled roof (insulated), rear DG window and door to garden. Great storage with built in area for log storage, window to the kitchen, outside tap, access to the drains.

Access to the upper floor with carpeted stairs and open balustrade leading to...

**TOP LANDING** 7’11” down to 5’6” (2.41 x 1.65m approx) Front Upvc DG window. Built in storage cupboard, power points, ceiling light, shower switch and built in shelved cupboard.

**BEDROOM 2** 15’11” x 9’2” (4.91 x 2.80m approx) Large front Upvc DG window with views over farmland and rear Upvc window with views over farmland and woodland behind. Power points, ceiling light and 3 built in storage cupboards and double wardrobe.

**SHOWER ROOM** 5’2” x 9’3” (1.59 x 2.84m approx) Opaque DG window. WC, white WHB and large modern shower cubicle with sliding glass doors, fully tiled inner and Mira electric shower. Triple ceiling spot lights and 2 shelved recesses.

**BEDROOM 1** 9’3” x 16’1” (2.81 x 4.91m approx) Large front Upvc DG window with views over local monument, farmland and Galloway Hills. Rear facing DG window with views. Power points and ceiling light.

**GARDEN GROUND** Situated to the rear is a good sized area of enclosed garden with west facing elevated patio, lawn, flower borders, open fronted log/tool store, 2 greenhouses and a large 4.5 x 3.5 timber shed with power and lighting. Excellent workshop.

**COUNCIL TAX** Band C (£1378.03 for 2018/19 to incl water and drainage) EPC Rating D - 68

**SERVICES** Mains water, drainage and electricity. Hot water provided from Immerser.

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

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

**PRICE** On application to the selling agents.