



37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk



Kirkland Cottage, Whauphill, Newton Stewart

2 Bedrooms | Offers over £170,000

Deceptively spacious two bedroom cottage on good-sized plot with wrap around garden in rural location in lovely open countryside.

Living Room, Kitchen/Diner, Conservatory, WC, Two Bedrooms, Study, Bathroom, Garage and Garden.

EPC – D

General Information

Whauphill is close to the Town of Newton Stewart for all local amenities leisure facilities and commuter links. Whauphill is a small village with an agricultural community. This property is located outside of Whauphill on the B7085 amongst countryside and farm land.

Accommodation

PVC door accessed from side leading into Entrance Vestibule with PVC double-glazed windows on two sides with display sills and roller blind. Fitted cloaks cupboard. Door leading into Living Room.

Living Room

15'7" x 14'3"

4.78m x 4.35m

Large room with multi fuel burner in fireplace with brick surround, slate hearth and wooden mantel. PVC double – glazed window with wide display sill and further PVC double-glazed window with wide display sill into Conservatory. Boxed meter and fuse cupboard. Telephone socket. Dimplex electric storage heater. Two double and one single electric sockets. PVC double-glazed door leading into Conservatory. Door to Hallway.

Conservatory

11'8" x 8'6"

3.59m x 2.62m

PVC double-glazed windows with display sills. PVC door leading out to Garden. Polycarbonate roofing. Two double electric sockets.

Hallway

Dimplex electric storage heater. Single electric socket. Doors to Open plan Kitchen/Diner.

Open plan Kitchen and Dining Room Area

20'4" x 8'8" measuring to longest and widest points

5.21m x 2.68m

Light wood fronted wall and floor units with tiling between and ample worksurface areas. Integrated Rangemaster gas hob. Baumatic oven. Extractor fan. Stainless steel sink with single drainer and mixer tap. Three double electric sockets. Dimplex electric storage heater. Telephone socket. PVC double-glazed door with matching side panel leading into Conservatory. Door into Utility area which is plumbed for automatic washing machine. Further door with glass panels into WC.

WC

5'6" x 5'

1.70m x 1.52m

WC and wash hand basin in vanity unit. Tiled walls. Wood panelled ceiling. PVC double-glazed patterned glass window with display sill.

Study

13'3" x 8'2"

4.05m x 2.49m

PVC double-glazed window with wide display sill. Dimplex electric panel heater. Two double electric sockets. Glass panelled door leading into Bedroom One.

Bedroom One

11'6" x 15'2"

3.53m x 4.63m

Multi fuel burner in fireplace with brick surround, slate hearth and wooden mantel. PVC double-glazed window with display sill. Wood effect PVC split door leading out to garden. Two double electric sockets. Dimplex electric storage heater.

Bedroom Two

14'1" x 11'

4.29m x 3.35m

Twin PVC double-glazed windows with wide display sills. Dimplex panel heater. Two double electric sockets.

Bathroom

10'3" x 6'3"

3.04m x 1.92m

WC and wash hand basin in vanity unit. Matching fitted tallboy storage unit and built in airing cupboard which houses hot water tank. Corner shower enclosure with Mira electric shower. Tiled walls. PVC patterned glass window with wide tiled display sill. Dimplex panel heater. Xpelair.

Garage

Wooden doors.

Exterior

To rear a private enclosed garden mainly in grass with drying area. Large garden shed/summerhouse. Grass to side with mature shrubs and trees.

To front paved area, mature shrubs and trees. Chipped driveway gated on two sides.

Services

The property has mains electricity, Calor Gas, water and septic tank drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band D

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.

□



37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk

www.walkerandsharpe.co.uk