

FOR SALE

**"WEAVERS COTTAGE"
16 MAIN STREET
ELRIG, DG8 9RD**



An opportunity arises to acquire a delightful end-of-terrace cottage occupying a central location within the popular hamlet of Elrig. This very well-maintained cottage retains great character and charm and provides comfortable accommodation over two floors. The property benefits from a spacious 'dining' kitchen, conservatory to the rear, attractive period woodwork, wood-burning stove and oil-fired central heating. Set within its own generous area of mature country garden ground with off-road parking. Please note the property is a category 'C' Listed Building.

**HALLWAY, LOUNGE, DINING ROOM, 'DINING' KITCHEN,
CONSERVATORY, BATHROOM, 2 BEDROOMS, GARDEN,
OFF-ROAD PARKING**

PRICE: Offers over £185,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Letting Service

Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

**Charlotte Street
Stranraer
DG9 7ED**

Tel: 01776 706147

Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

"Weavers Cottage" is a delightful end-of-terrace cottage occupying a central location within the popular hamlet of Elrig. Retaining great character and charm this well-maintained property provides comfortable accommodation over two levels.

Of traditional construction under a slate and felt roof, the property benefits from a spacious 'dining' kitchen, conservatory to the rear, attractive period woodwork, wood-burning stove and oil-fired central heating.

The property is set within its own generous area of mature country garden grounds with the added benefit of off-road parking.

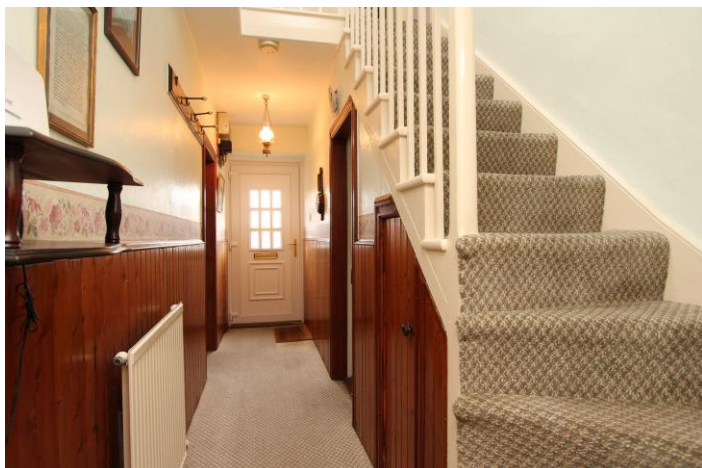
Local amenities are to be found in the village of Port William and include general store, hotel and primary school, while all major amenities are located in the market town of Newton Stewart including supermarkets, healthcare and secondary school. There is also a transport service available for schooling from closeby. Other amenities are available in the town of Stranraer approximately 25 miles distant.

The surrounding area is particularly attractive with its shoreline within easy reach and rolling farmland situated inland. Outdoor pursuits are numerous and include walking, fishing and a range of excellent golf courses within a few miles.

Viewing of this most appealing home is to be thoroughly recommended.

HALLWAY:

The property is accessed by way of a uPVC storm door. CH radiator and under stairs cupboard.



LOUNGE:

A main lounge to the front with an inset fireplace housing a wood-burning stove. CH radiator and TV point.



CONSERVATORY:

A conservatory located off the lounge and overlooking the rear garden.

Conservatory image



DINING ROOM:

A main lounge to the front with period wall panelling and splendid fire surround. CH radiator, shelved cupboard and serving hatch to the kitchen.



'DINING' KITCHEN:

The kitchen has been fitted with a range of oak floor units with cream worktops incorporating a stainless-steel sink with mixer. There is an electric cooker point, extractor hood and plumbing for an automatic washing machine. CH radiator.



BATHROOM:

The bathroom is fitted with a three-piece suite comprising a WHB, WC and bath. There is an electric shower in place over the bath. CH radiator.



LANDING:

The landing provides access to the bedrooms. Built-in storage and Velux to the rear.



BEDROOM 1:

A bedroom with Velux window to the front. Recessed lighting.



BEDROOM 2:

A further bedroom with Velux window to the front. Built-in wardrobes. CH radiator.



GARDEN:

The property is set amidst its own generous area of enclosed, mature garden ground. There is a driveway to the side for off-road parking. The garden has been laid out to lawns, shrub borders, flower borders and vegetable plots. There is a small stream running along the bottom of the garden. Summerhouse, two greenhouses and a garden shed.

Rear elevation

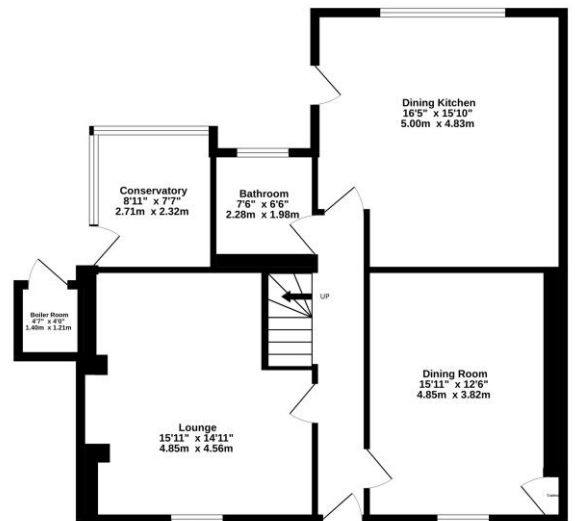
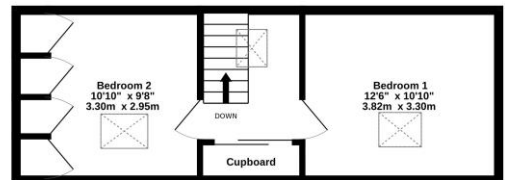


Garden images





1st Floor
334 sq.ft. (31.0 sq.m.) approx.



Ground Floor
856 sq.ft. (79.5 sq.m.) approx.

TOTAL FLOOR AREA: 1189 sq.ft. (110.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 30/04/2024

COUNCIL TAX: Band 'B'

GENERAL:

All carpets, cooker, automatic washing machine, tumble dryer, fridge and freezer are included in the sale price.

SERVICES:

Mains electricity and water. Drainage is to a septic tank. Oil fired central heating. EPC = F

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.

Tel: (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.