



‘Landberrick Cottage’
Whauphill, Newton Stewart DG8 9PN

Detached cottage on
elevated site, with views
over farmland to Luce Bay.

Offers Over: £190,000 are invited

‘Landberrick Cottage’, Whauphill, Newton Stewart, DG8 9PN



1



2



1

Key Features:

Elevated position with views to farmland and Luce Bay

Single storey accommodation in excellent order

Living Dining room, fitted Kitchen, Utility room, Conservatory, Inner Hall, 2 double Bedrooms and Shower room

Under floor & radiated heating from Air Source Heat Pump

Under floor heating controlled via mobile phone ‘Heatmiser Neohub’ system.

Double glazed

External insulated cladding

Off road parking

Timber storage shed, workshop, garden shed. Lean to Greenhouse

Enclosed gardens with lawn, fruit trees and gravel.





Property description

Outside light with UPVC double glazed door to

Entrance Hall

1.06 x 1.34m with Camaro flooring, ceiling light, built-in cupboard housing, the water tank and controls for the underfloor heating and the air source heat pump. Ceiling light, electricity meters and consumer unit. Glass panel door to 5.02 x 4.79m with front and side DG windows, fitted Roman blinds, small rear DG window to Utility Porch. Camaro flooring. 2 ceiling lights. Smoke and CO detection. Feature timber mantle with slate hearth and large multifuel stove. Glass panel door to the hall. Range of built in pine book shelves. Under floor heating. Glass panel door to

Living Space

Kitchen

2.38 x 3.05m with vinyl flooring, range of base and wall cupboards in warm white finish with open corner shelving, dark contrasting worktops, built-in induction hob and double oven, radiator, wall tiling, Zanussi stainless steel extractor. 1.5 stainless steel sink with mixer tap. Large rear DG window with open views over farmland to Luce bay, fitted roller blind. Pine chevron design ceiling with down lighters, heat detection, plumbed for dishwasher, integrated recycling box. Power points. DG door to 2.46 x 1.88m with box profile roof, side door, dual aspect with double glazed units, double base unit with a single drainer stainless steel sink, plumbing for washing machine. Power points, wall light and cloak rail.

Utility Porch



Conservatory

2.63 x 3.89m dual aspect conservatory with double glazed full height, panelled windows and sliding patio doors. Completely open views to the coast. Vinyl flooring, pine panelled wall, wall lights, power points. Internal window to Hall.

Inner Hall

1.09 x 4.54m Camaro flooring, under floor heating, 2 ceiling lights hatch to loft space, power point, thermostat control, fitted roman blind.

Bedroom 1

2.72 x 3.56m DG window, fitted roman blind, double built-in wardrobe and single built-in storage cupboard. Good size double room, ceiling light, power points, thermostat control and under floor heating. Sliding door

Bedroom 2

2.74 x 3.01m double room front DG window with fitted Roman blind, power points, ceiling light thermostat, sliding door and under floor heating.

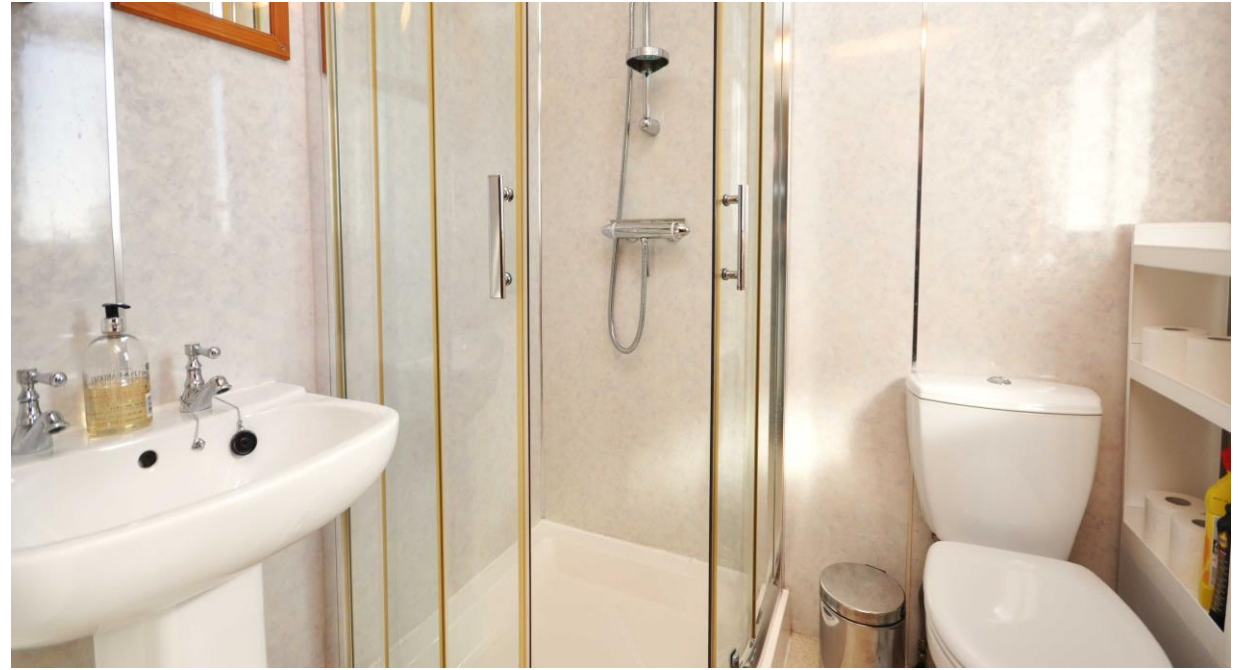
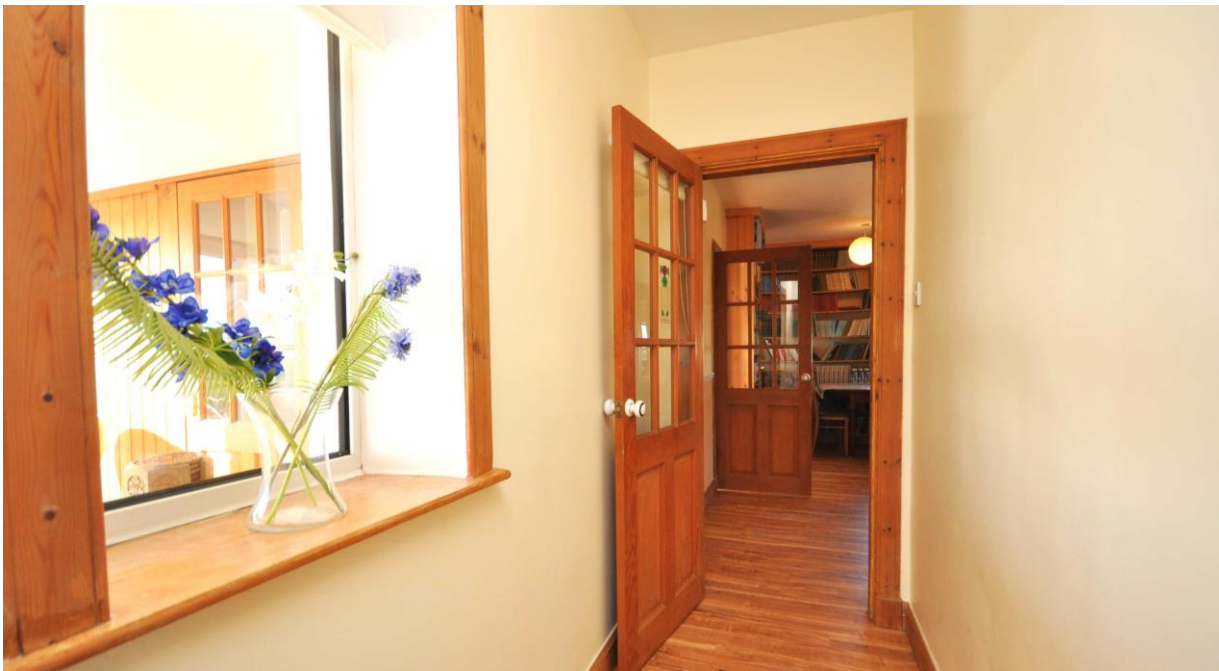
Shower Room

1.61 x 1.83m with opaque DG window, fitted roller blind, panelled walls, modern WC, corner entry shower with direct showerhead, WHB, pine corner cupboard and mirror, extractor and ceiling light, chrome vertical radiator.

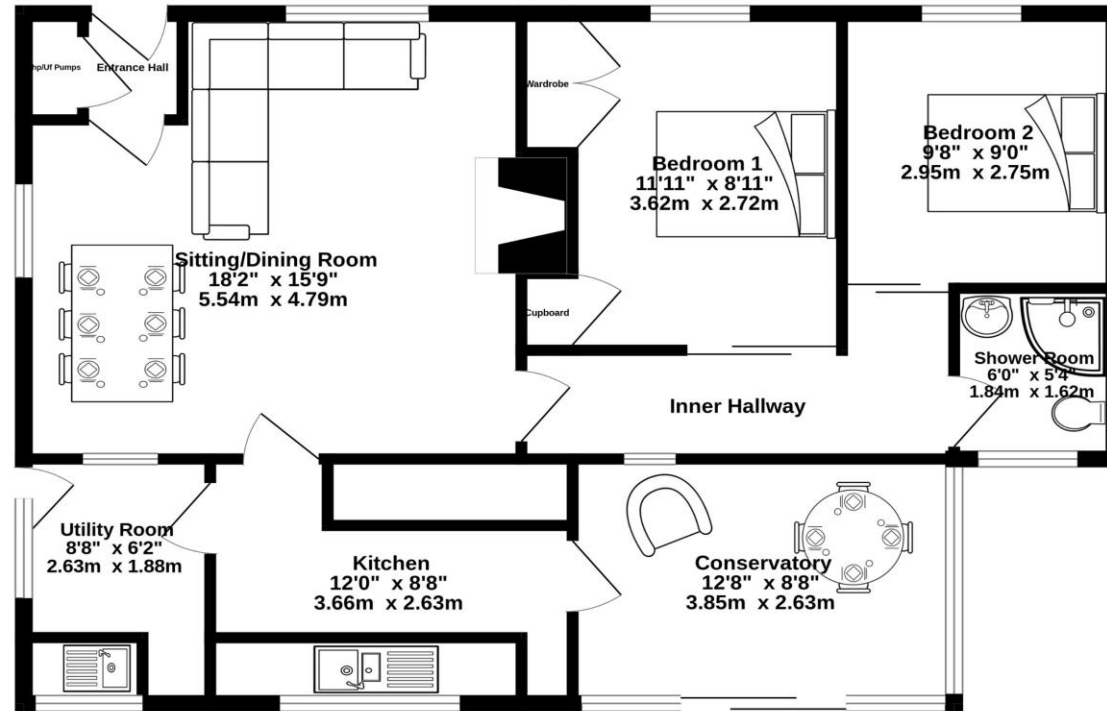
Garden Ground

The garden ground offers off-road parking with wrought iron gate and removable fence for additional parking, mature boundary hedges, lawn to the front with a variety of timber outbuildings. Corner garden with trellis and fruit trees, rear pebbled area and side garden with further timber shed and the Air Source Heat unit





Ground Floor
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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.

Outbuildings

Timber Shed 2 x 4m, Timber built man cave/workshop 3 x 4m and large timber built storage 3.5 x 6. Lean to greenhouse 2 x 3m.

NOTES

The vendors had an Air Source Heat pump installed in 2017 and the NE and SE elevations benefit from external insulated cladding.

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

COUNCIL TAX

Band D

EPC RATING

D(60)

SERVICES

Mains water and electricity. Drainage to septic tank. Central heating from Air Source heat pump installed in 2017 with part under floor and part radiators

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.

