




galloway & pysshire properties



'Millburn', Braehead  
Kirkinner, DG8 9AH





Traditional detached  
cottage, in village location  
with generous gardens  
and views to the Hills and  
Wigtown Bay.

Offers Over: £200,000 are invited



'Millburn', Braehead, Kirkinner, Newton Stewart, DG8 9AH



1



2



1

### Key Features:

Traditional detached Wigtownshire Cottage

Village location with views to Galloway Hills and Wigtown Bay

Accommodation over 1.5 storeys

Vestibule, Hall, Sitting room with open fire, Bedroom (1), large Bathroom with Shower, Dining room, Sun Room, fully fitted Kitchen Diner, Rear Hall and Utility area  
Upper floor with 2 double Bedrooms

Electric heating. Double Glazed.

Off road parking

Timber garage and Greenhouse

Beautifully laid and well stocked gardens with lawn, deep borders, gravelled driveway.







Property description

- Vestibule 1.22 x 1.18m with light and parquet flooring, opaque glass panel door to
- Hallway 1.18 x 3.82 and 3.08 x 1.03m with night store heater, power point, ceiling light, smoke alarm, built-in under stair cupboard with fuse boxes. Carpeted stairs to upper floor.
- Bedroom 1 3.58 x 3.74m front DG window with views across the garden to the Galloway hills, 2 shelved recess storage cupboards, power points, ceiling light, modern controllable electric heater, carpet
- Bathroom 2.72 x 2.97 down to 1.82m fully tiled walls and vinyl flooring, recess with bath, recessed towel shelf, WC, wash hand basin, mirrored medicine cabinet, wall shaver light, opaque window with roller blind and deep sill, corner entry shower with Mira electric unit, vertical chrome radiator, ceiling light with triple down lighters
- Sitting room 3.7 x 3.64m with front and side DG windows affording views to the hills and Wigtown Bay, deep sill with a shelved storage below, feature timber mantle with Victorian style surround, open fire, back boiler for domestic HW and slate hearth. Power points, ceiling light, TV satellite connection, night store heater, smoke alarm and carpet
- Dining Room 2.9 x 3.65m with ceiling light, night store heater, power points, door to Kitchen, fibre Internet connection, open plan design to
- Sunroom 3.68 x 3.46m triple aspect DG windows and patio doors to the rear garden, carpet, night store heater, down lighters and views over farmland to Wigtown Bay



Kitchen 4.08 x 3.2m fully fitted modern kitchen in soft yellow/cream finish with open storage, wall cupboards, glass fronted displays, concealed extractor, contrasting worktops, curved halogen hob with built-in oven below, drawer units, storage cupboards, integrated fridge, freezer dishwasher and washing machine, stainless steel sink with mixer tap and drainer, brick tiled effect splashback and sill with large rear facing DG window with fitted roller blind, vinyl flooring, night store heater, track of spotlights, power points. Door through to the

Rear Hall with solid timber door leading to the outside, cloak rail, ceiling light and vinyl flooring. Door to

Utility Room 1.01 x 3.13m with front DG window deep sill, wall cupboards hatch to the insulated and floored loft area with power, velux window and pulldown ladder. Power point, ceiling light and carpet.

Carpeted stairs to the upper floor with part coombed ceiling, rear Velux window

Landing 1.57 x 1.25m ceiling light, smoke alarm, built-in storage cupboard with slatted shelving and access to the eaves

Bedroom 2 3.34 x 4.14m double room with large front DG windows with stunning views over the garden, village and the Galloway hills and Wigtown Bay, double built-in wardrobe with shelving, hanging rail and access to the hot water tank. Ceiling light, night store heater, recess with wall light, power points, part coombed ceiling

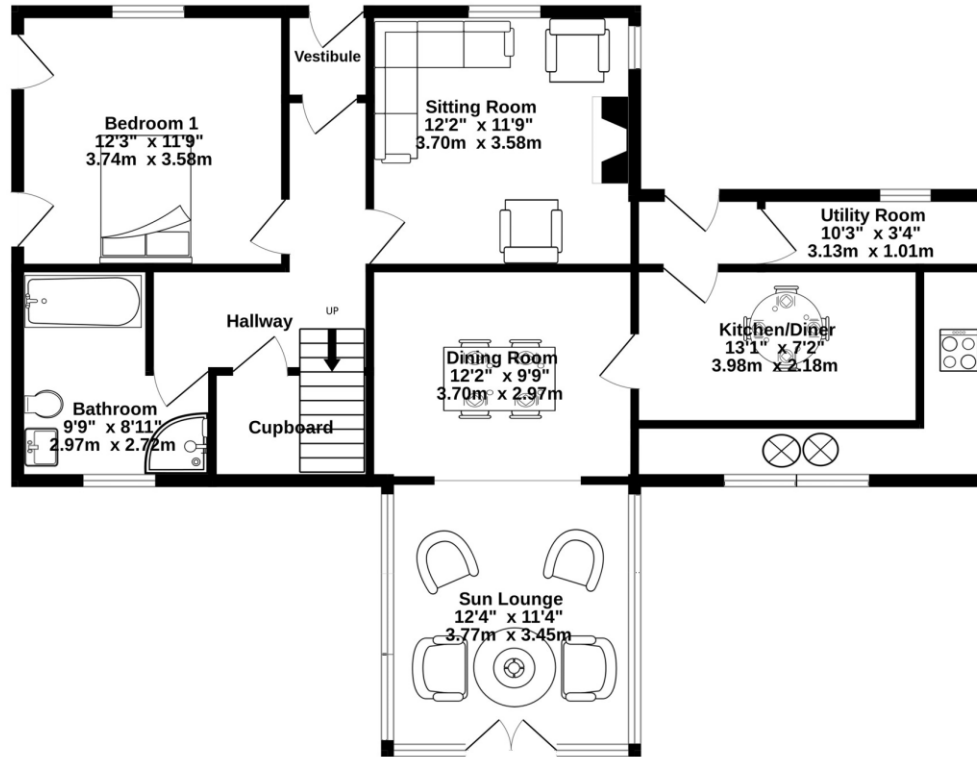
Bedroom 3 2.91 x 3.27m front DG windows with super views over the garden, village to the Galloway hills and Wigtown Bay, sliding doors to wardrobe area with hanging rail and purpose built shelving. Ceiling light, night store heater, power points. Part coombed ceiling



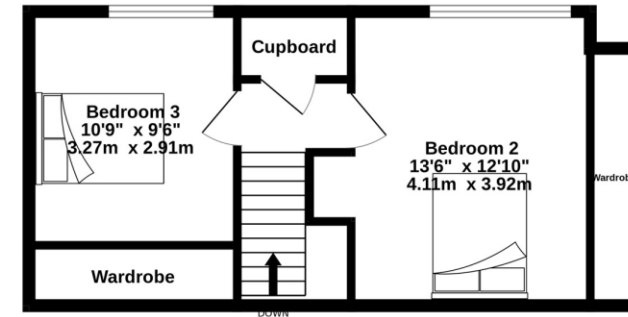




Ground Floor  
951 sq.ft. (88.3 sq.m.) approx.



1st Floor  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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

Standard size greenhouse with more hard landscaping in gravel to the side of the property together with 3 x 6m timber garage with felt roof double doors to the front single glazed window to the rear and side, side door.

### **NOTES**

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

E - 41

### SERVICES

Mains water and electricity. Drainage to septic tank. Central heating from night store heaters.

### 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.

