



# ‘Barr Cottage’

Elrig, Newton Stewart, DG8 9QZ



A charming detached country cottage in a well sought after location.

Offers Over: £130,000 are invited

# 'Barr Cottage', Elrig, Newton Stewart, DG8 9QZ



## Key Features:

- . Countryside cottage
- . Well sought after location
- . Original features
- . Two bedrooms
- . Brand new uPVC double glazing
- . Generous garden ground
- . Multi fuel burning stove
- . Potential holiday let investment





## Property description

An opportunity arises to acquire a delightful, detached cottage occupying on the fringe within the popular hamlet of Elrig. This very well-maintained cottage retains great character and charm and provides comfortable accommodation over on level. The property benefits from a spacious 'dining' kitchen, two bedrooms, attractive period woodwork, feature multi fuel burning stove and electric storage heating. Set within its own generous area of mature country garden ground with off-road parking. Viewings of this quaint country cottage is to be thoroughly recommended.

“Barr Cottage” is a delightful, detached cottage occupying a well sought after location on the fringe popular hamlet of Elrig. Retaining great character and charm this well-maintained property provides comfortable accommodation over one level.

Of traditional construction under a slate roof, the property has managed to retain may original features allowing it to maintain its character.. 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 close by. 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.



## Accommodation

### Hallway

Front entrance into hallway providing full access to all accommodation, electric storage heater, loft hatch access and access to electric meter.

### Lounge

Spacious lounge towards front of property with feature multifuel burning stove, four double glazed window units as well as storage heater and TV socket.

### Kitchen

Generous sized kitchen towards rear of property with double glazed window as well as rear outside access. Stainless steel sink, floor and wall mounted units, integrated electric oven and hob as well as integrated extractor fan. Built in storage and storage heater.

### Bathroom

Spacious bathroom with separate bath, toilet and WHB. Carpeted flooring electric storage heater, tiled walls, double glazed window and built in extractor fan.

### Bedroom 1

Double bedroom towards rear of property with electric storage heater, 2 double glazed windows as well as built in storage.

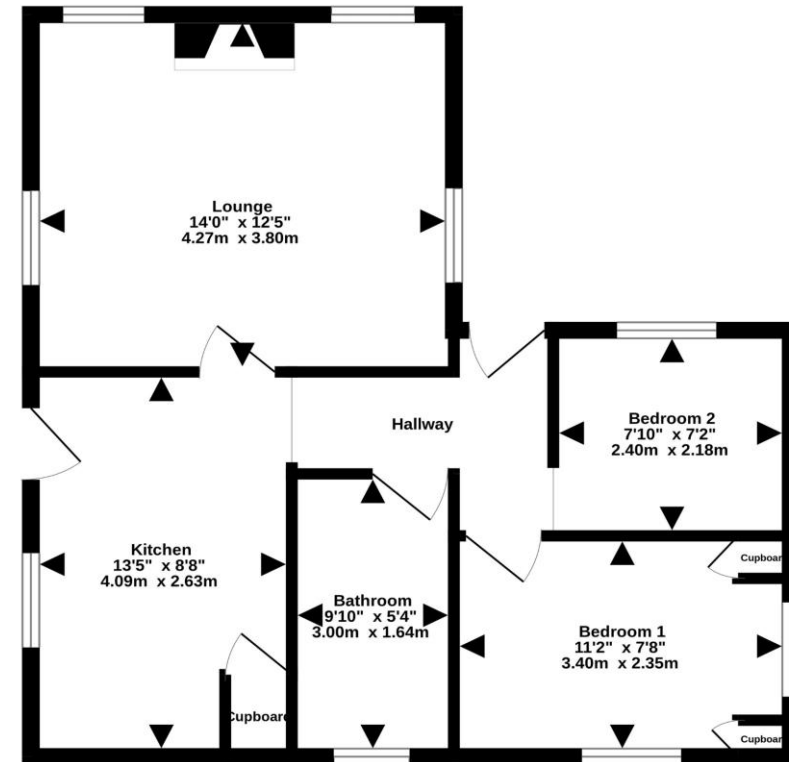
### Bedroom 2

Currently used as an office/ study, a potential second bedroom with electric storage heater, double glazed window providing front outlook as well as BT phone socket.

### Garden

Generous sized garden grounds comprising of maintained lawn area, planting borders as well as hedging and trees. Shared entrance providing gravel driveway for off road parking.

Ground Floor  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 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.



### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band C

### EPC RATING

E(48)

### SERVICES

Mains electricity, water and drainage to septic tank.

### 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.

