



WILLIAMSON
& HENRY
Solicitors & Estate Agents



2 MUIRFAD COTTAGES

PALNURE, NEWTON STEWART, DG8 7BA

Rural detached cottage, located on the edge of the Galloway Forest Park.



www.williamsonandhenry.co.uk

Accommodation:

Ground Floor:

Hallway
Sitting Room
Conservatory
Kitchen
Bedroom 1
Bedroom 2 (en-suite)
Bathroom

Garden
Shed



2 Muirfad Cottages is a detached former farm cottage on the edge of the Galloway Forest Park at Palnure. This delightful detached home is within easy access of the A75 and a short distance from the local amenities of both Creetown and Newton Stewart. Indeed Kirroughtree Visitor Centre is a short distance away.

This charming property is currently operated as a self- catering holiday let by the existing owner, but would be equally suitable as a permanent home.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMODATION

Entered through uPVC double glazed door from garden into:-

ENTRANCE HALLWAY

Fitted carpet. Radiator with thermostatic valve. Ceiling light. Coat hooks. RCD Consumer Unit. Electric meter. Smoke alarm. Large walk-in storage cupboard.

SITTING ROOM

4.10m x 4.40m

Accessed directly from the hallway this bright spacious reception room benefits from ample natural light from two uPVC double glazed windows to front with curtain pole and curtains above. Open fireplace with tiled hearth and brick surround. Radiator with thermostatic valve. Ceiling light. Smoke alarm. Picture rail. TV Aerial point. French doors leading into conservatory with curtain pole and curtains above. Fitted carpet.



CONSERVATORY

3.02m x 3.10m

Doors from the sitting room open into this generous conservatory which enjoys a pleasant outlook across the garden and neighbouring farmland. uPVC double glazed windows on three walls. Wood-effect laminate flooring. Radiator with thermostatic valve. uPVC double glazed door leading out to patio.

BEDROOM 1

2.90m x 3.30m

Rear facing double bedroom. uPVC double glazed window overlooking garden and farmland beyond with curtain pole and curtains. Radiator with thermostatic valve. Picture rail. Partially coombed ceiling. Ceiling Light. Fitted carpet.

BEDROOM 2

3.35m x 4.40m

The largest of the double bedrooms benefiting from double aspect outlook to front and pleasant view to rear with two uPVC double glazed windows with curtain pole and curtains above. Radiator with thermostatic valve. Fitted carpet. Partially combed ceiling. Ceiling light. Door leading into en-suite WC.

EN-SUITE WC

1.85m x 1.85m

Good sized en-suite WC with ample room to convert to a wet room subject to appropriate planning consents. Tile effect vinyl flooring. White wash hand basic and WC. uPVC double glazed window with roller blind above. Wall light. Wall-mounted bathroom cabinet. Radiator with thermostatic valve. Shaver point.

REAR Hall

Accessed from the rear porch and sitting room the rear hall has doors leading off to Rear Vestibule, Kitchen and Bathroom. Vinyl flooring. Coat hooks. Ceiling light.

REAR VESTIBULE

Vinyl flooring. Doors leading to storage area and garden. Ceiling light.



KITCHEN

3.40m x 3.0m

Bright and spacious Kitchen overlooking front garden with ample natural light from uPVC double glazed windows with roller blinds above. This well laid out Kitchen enjoys a good range of white high gloss kitchen units with laminate work surfaces. Stainless steel sink with mixer tap and drainer to side. Freestanding fridge freezer. Freestanding gas cooker with stainless steel extractor hood. Hotpoint slimline dishwasher. Worcester gas-fired boiler. Smoke alarm. Loft access hatch. Radiator with thermostatic valve. Vinyl flooring.

BATHROOM

1.90m x 1.95m

White suite of wash hand basin, WC and bath with mains shower above and curved shower screen. Tiled from floor to ceiling. Extractor fan. Ceiling light. uPVC obscure-glazed window to rear with roller blind above. Chrome heated towel rail. Shaver point. Wall-mounted mirrored bathroom cabinet.

BURDENS

The property is currently subject to small business rates relief as it is operating as a self-catering holiday let.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band E.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and private drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.



GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to “REQUEST VIDEO TOUR”. All you need to do is complete a few simple details and you will then be able to access the tour.”

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

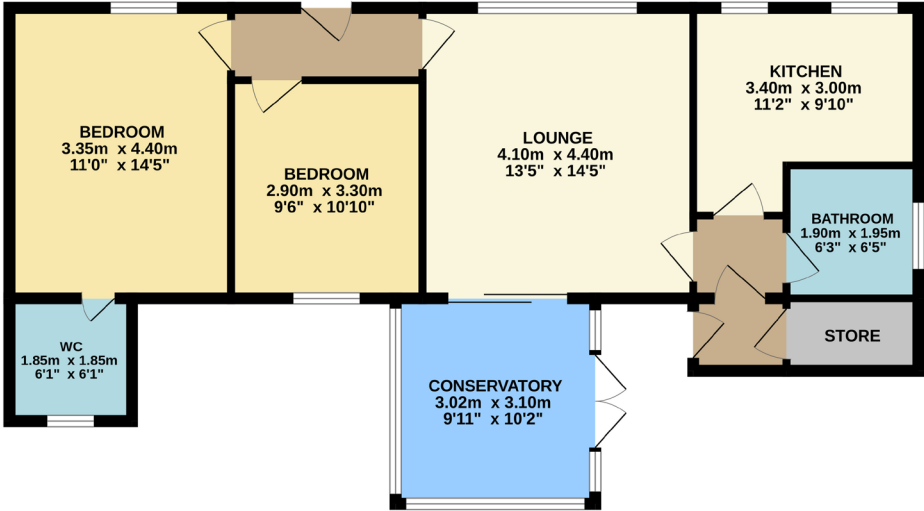
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/LM/PROCG01-02



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore to be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

www.williamsonandhenry.co.uk

