



**7B Main Street
Whauphill,
Newton Stewart,
DG8 9NR**

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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and as **HUNTER & MURRAY**

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Tel: (01776) 702581 • Fax: (01776) 702524

- **Beautifully presented end terrace property situated in a quiet rural village**
- **This one-bedroom property offers spacious accommodation over two floors and has been upgraded to a very high standard throughout**
- **Garden area to front of the property**
- **Offers over £80,000**



7B MAIN STREET, WHAUPHILL

Situated in a peaceful rural village approximately 10 miles from the market town of Newton Stewart, this beautifully upgraded one-bedroom end-terraced property offers an ideal countryside retreat. Newton Stewart provides a full range of local amenities including shops, a cinema, leisure centre, health centre, and both primary and secondary schools. The property has been refurbished to a high standard and features an open plan living room and kitchen, creating a bright and sociable living space complete with a wood-burning stove. Additional benefits include double glazing and modern electric heating. With stunning views over open farmland, this delightful home combines rural tranquillity with easy access to town conveniences.

Accommodation comprises: - Ground Floor - Hall. Open plan Lounge/Kitchen. Shower Room. First Floor - Bedroom

GROUND FLOOR ACCOMMODATION

Hall

2.42m x 1.17m

UPVC glazed entrance door with transom window. Wall mounted electric meters. Understairs cupboard.

Lounge/Kitchen

6.10m x 3.51m

Bright and airy room with east and west facing windows. The spacious lounge is tastefully decorated and benefits from an inset woodburning stove with floating oak beam above. The kitchen area is fitted with a good range of modern wall and floor units, ample worksurfaces, with matching upstands and inset stainless steel drainer sink. Integrated appliances include electric hob with built-under electric oven, chimney style extractor fan above and fridge. Space and plumbing for washing machine. Electric radiator.



Shower Room**2.17m x 1.34m**

Fully wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and walk-in shower with electric shower.

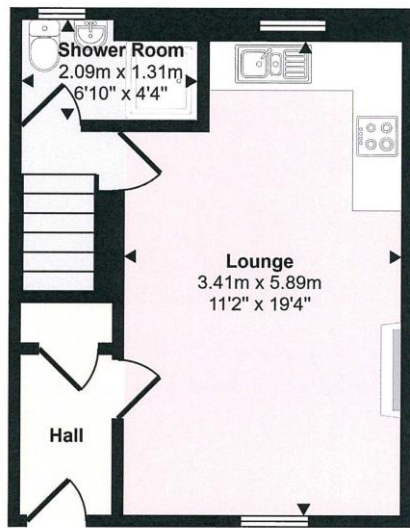
**FIRST FLOOR ACCOMMODATION****Bedroom****4.70m x 3.80m**

East facing window. Hatch to attic. Electric radiator.

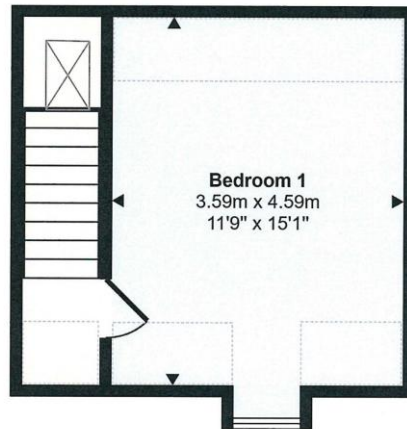


Garden

Easily maintained garden to the front of the property.



Ground Floor
Approx 29 sq m / 310 sq ft



First Floor
Approx 22 sq m / 235 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric heating and wood burning stove. EPC = F.

COUNCIL TAX

This property is in Band A.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers over £80,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.