

An aerial photograph of a coastal village. In the foreground, a large white house with a grey roof and a chimney is surrounded by greenery and a lawn. A red arrow points from the bottom left towards this house. To the left of the house is a blue building and a gravel path. In the background, there is a sandy beach and the ocean. Other houses are scattered throughout the village. The sky is clear and blue.

A B & A
Matthews

Linghar,
Monreith,
Newton Stewart,
DG8 9LT

Offers in the region of £240,000



Nestled along the picturesque coastline of the Machars Peninsula, Linghar is a charming well-presented two-bedroom detached bungalow offering comfortable single-level living in a peaceful coastal setting. Originally built circa 1920 the property was renovated and extended in 2009 to provide spacious accommodation while retaining many of the original features. The house occupies a generous plot with views within a few minutes walk of the beach and enjoys views over Monreith Bay.

Residents enjoy easy access to the nearby villages of Port William and Whithorn, with Newton Stewart providing a wider range of shops, supermarkets, schools and leisure facilities. The region is celebrated for its welcoming communities, stunning coastal walks, excellent golf courses and outstanding opportunities for fishing, sailing and exploring the Galloway countryside.

The property features a bright and spacious living room, a well-appointed kitchen, two generously sized bedrooms (one en-suite) and a modern bathroom. Outside, there are well-maintained gardens providing an ideal space for relaxing or entertaining, together with off-road parking for several vehicles. A garage built in 2011 provides further parking and is equally well suited as a store for a boat, canoes or paddle boards. Situated just a short walk from the beach, this attractive home is perfectly suited as a permanent residence, holiday home or investment property, combining practical living with the benefits of a desirable seaside location.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

KEY FEATURES:

- Stunning location with sea views and easy access to the beach
- 2 bedrooms (one en-suite)
- Double glazing and LPG heating
- Walk in condition

ACCOMMODATION

The entrance porch, kitchen, lounge and bathroom form the original part of the cottage and have wood panelled walls and ceilings.

Entrance Porch – 1.34m x 1.00m

The property benefits from a secure UPVC entrance door, providing access to the welcoming accommodation. A useful walk-in shelved cupboard offers excellent storage space, ideal for keeping household items neatly organised and easily accessible.

Lounge – 4.46m x 3.85m

The room features a charming bay window offering stunning sea views, creating a bright and inviting space. An original brick fireplace provides a characterful focal point.



Kitchen – 3.68m x 3.60m

The kitchen is fitted with a range of floor and wall units featuring attractive oak doors and drawer fronts, complemented by ample worktop space. A stylish composite one-and-a-half bowl sink adds both practicality and contemporary appeal. A useful walk-in shelved larder provides excellent additional storage and organisation.



Family Room – 4.62m x 3.37m

Added as part of the renovations in 2009, this bright and airy room provides a wonderful open-plan living space with the kitchen. UPVC double glazed doors with matching side screens open directly onto the patio and garden grounds, creating a seamless connection between the indoor and outdoor spaces.



Bedroom 1 – 4.63m x 4.60m

Also added in 2009, this spacious bedroom benefits from a generous en-suite shower room and features double glazed doors leading directly onto the patio, creating a bright and airy space with seamless access to the garden.

En-Suite – 3.95m x 1.55m

Natural light is provided by a sun tunnel, while the tiled floor benefits from electric underfloor heating. The contemporary white suite comprises a vanity unit with inset wash hand basin and WC, together with a corner shower cubicle fitted with an electric shower.



Bedroom 2 – 3.22m x 3.10m

A double glazed window enjoys delightful sea views, while a radiator provides warmth and comfort.

Bathroom – 2.48m x 1.82m

Partially tiled and fitted with a white suite comprising a vanity unit with inset wash hand basin, WC, and bath with mains shower over. A radiator completes the room.



Garden

The property occupies a generous plot with a patio area and well-maintained lawn, bordered by a variety of mature shrubs and established plants, creating an attractive outdoor space. A sweeping driveway provides ample off-road parking for several vehicles, complemented by an additional parking area suitable for a further vehicle.

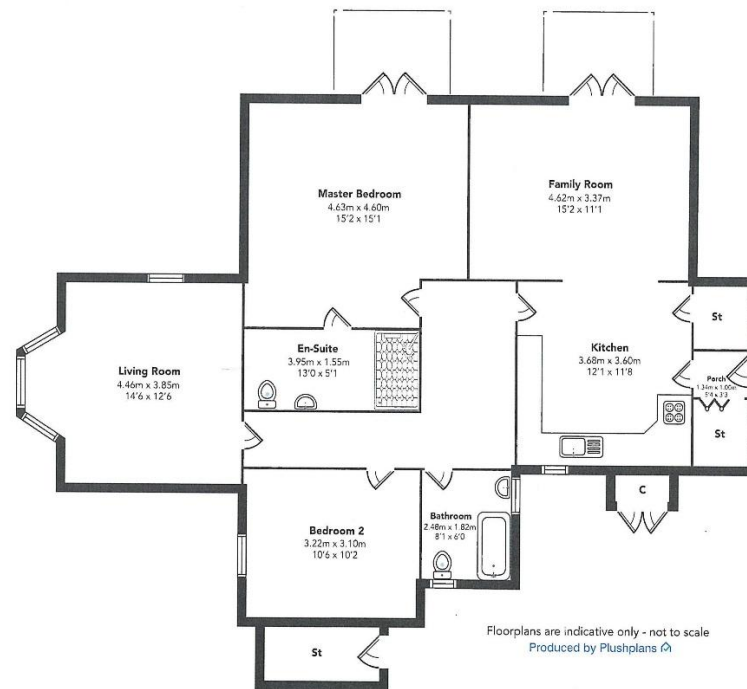
Outbuildings

Garage. Shed. Wood shed.



SERVICES

Mains supply of water and electricity. LPG heating. The property is connected to a septic tank.



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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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.