



**11 Rosie's Brae,
Isle of Whithorn
DG8 8LT**

EPC = D

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- **Attractive detached bungalow with stunning views over Galloway Hills and Wigtown Bay**
- **3 Bedrooms (one En-Suite)**
- **The property has been maintained to a high standard benefiting from double glazing and oil-fired central heating**
- **Easily maintained garden with integrated garage and off-road parking for several vehicles**
- **Offers in the region of £310,000**



11 ROSIE'S BRAE, ISLE OF WHITHORN

Attractive detached three-bedroom property situated some 21 miles from the market town of Newton Stewart, with stunning views over the Galloway Hills and onto Wigtown Bay. The property has been maintained to a high standard benefiting from double glazing, oil-fired central heating and an easily maintained garden with a tarred driveway giving access to integrated garage and providing off-road parking for several vehicles. Accommodation comprises: - Entrance Porch. Hall. Lounge. Kitchen. Utility Room. Cloakroom. 3 Bedrooms (one en-suite) Bathroom.

The Machers Peninsula has stunning coastal walks, harbours, and sandy beaches. The area is steeped in history and the landscape is a haven for birdwatchers. The Mull of Galloway is Scotland's most southerly point with amazing views, lighthouse, and visitor's centre. The Galloway Forest Park is also located nearby, one of the most attractive and peaceful areas of South west Scotland with its rugged and beautiful scenery and quiet roads. The forest park is an ideal centre for a range of outdoor activities including walking, mountain biking, world famous 7 stanes cycling routes, fishing and just enjoying the countryside in general.

ACCOMMODATION

Entrance Porch

1.50m x 1.47m

UPVC glazed entrance door with glazed side panel. Built-in cupboard housing electric meters. Glazed door with glazed side panel giving access to hall. Radiator.

Hall

L shaped hall. Built-in storage cupboard and built-in shelved linen cupboard. Hatch to attic. Radiator.

Lounge/Dining Area

8.75m x 7.40m

Bright and airy family room with west and east facing windows and west facing sliding patio doors leading onto a veranda with stunning views over the Galloway Hills and onto Wigtown Bay. Open plan with the dining area. Ornate fire surround with tiled slips and hearth and open fire. Three radiators.





Kitchen**4.25m x 3.60m**

West and south facing windows. Fully tiled and fitted with a range of modern wall and floor units with ample worktops, 1 ½ bowl stainless steel drainer sink. Integrated appliances include gas hob with electric oven below and extractor fan above and dishwasher. Tiled flooring. Radiator.



Utility Room**3.75m x 2.00m**

South facing window. Fitted with a range of wall units, ample worktops, tiled splashbacks and inset Butler sink. Space and plumbing for washing machine and tumble dryer. Door giving access to garage. UPVC glazed door giving access to garden. Tiled flooring. Radiator.

Cloakroom**3.10m x 1.10m**

Fully tiled and fitted with a white suite comprising WC and wash-hand basin. Radiator

Master Bedroom**5.30m x 4.76m**

West facing window. Built-in shelved and hanging cupboard with sliding mirrored doors. Radiator

En-suite**3.11m x 1.46m**

Fully tiled with and fitted with a white suite comprising WC, wash-hand basin with storage cupboard below and shower cubicle with thermostatically controlled shower. Heated ladder style towel rail. Tiled flooring. Extractor fan.





Bedroom 2

4.10m x 3.10m

East facing window. Built-in shelved and hanging cupboard. Radiator.

Bedroom 3

3.20m x 3.03m

East facing window. Built-in shelved and hanging cupboard. Radiator.

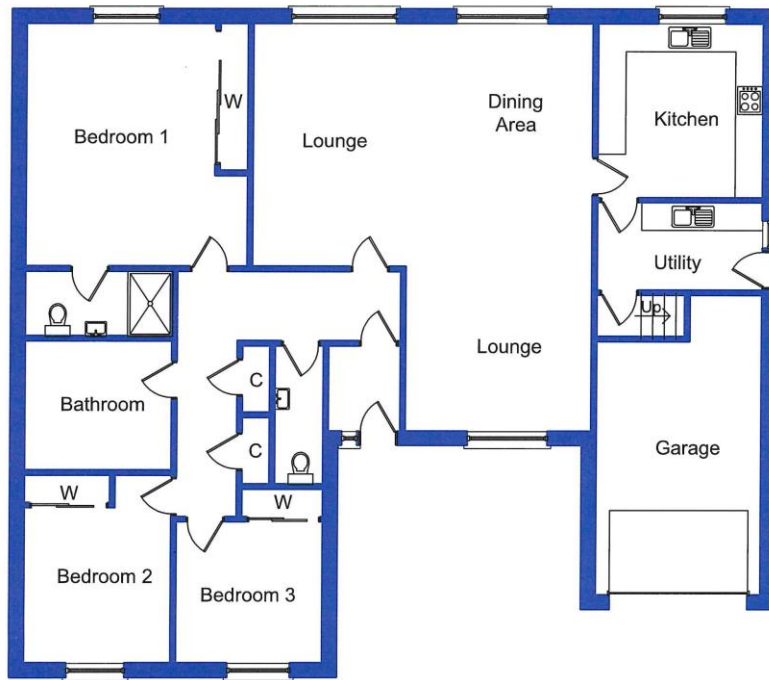


Bathroom

3.08m x 2.88m

Fully tiled and fitted with a white suite comprising WC, wash-hand basin, corner bath and shower cubicle with thermostatically controlled shower. Extractor fan. Tiled flooring. Radiator.





Sketch plan for illustrative purposes only

Garden

A tarred driveway gives access to the garage and provides ample off-road parking for several vehicles. The garden ground to the front of the property is laid to lawn with mature flowering shrubs. Steps lead to the rear of the garden, which is mainly laid to lawn with a variety of flowering shrubs, pond, and patio area.

OUTBUILDINGS

Integrated garage (6.36m x 3.65mm) with electric door and housing oil combi heating boiler.
 Greenhouse
 Cellar with workshop and storage area.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating. EPC = D

COUNCIL TAX

This property is in Band F.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £310,000 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.



View from property

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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.