



**1 North Balfern,
Kirkinner,
Newton Stewart,
DG8 9DB**

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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- **Semi-detached property built Circa 1860 with views over open farmland, Wigtown Bay and the Galloway Hills**
- **The property has 3 Bedrooms and 2 Public Rooms and has been maintained to a high standard with double glazing, oil-fired central heating while retaining many original features**
- **Separate one bedroom “Bothy” with underfloor heating**
- **Approximately one acre of mature garden ground**
- **Offers in the region of £285,000**



1 NORTH BALFERN, KIRKINNER

Well-presented three-bedroom semi-detached property situated in stunning rural location. Built Circa 1860 the property has been refurbished throughout while retaining many original features. This well-proportioned property provides spacious family living over two floors and enjoys superb views over open countryside and onto Wigtown Bay. Standing in approximately one acre of garden ground with outbuildings and quirky one bedroom "Bothy" with underfloor heating, which could be used as an Air B& B subject to all relevant permissions.

Accommodation comprises: - Ground Floor - Entrance Porch. Hall. Lounge. Garden Room. Kitchen. Inner Hall. Shower Room. Bathroom. First Floor – 3 Bedrooms.

Bothy Accommodation comprises:- Kitchen. Lounge/Dining Area. Bathroom. First Floor – Bedroom.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.96m x 1.66m

Hardwood glazed entrance door. Built-in storage cupboard. Built-in cupboard housing oil-combi boiler.

Hall

Built-in airing cupboard. Tiled flooring. Radiator.

Lounge

7.33m x 4.56m

Spacious family room with east facing Bay window and views over garden, Wigtown Bay and the Galloway Hills. Feature marble fire surround with tiled hearth and inset multi-fuel stove. Radiator.



Garden Room

5.42m x 3.58m

South and west facing windows and glazed patio doors providing views across the garden and surrounding farmland. Radiator.



Office**2.38m x 1.70m**

South and east facing window overlooking garden, farmland, Wigtown Bay and the Galloway Hills.

Kitchen/Diner**4.52m x 3.93m**

Two south facing windows. Fitted with a range of wall and floor units, ample worksurfaces, splashbacks and inset stainless steel drainer sink. Integrated appliances include oil Rayburn, gas hob with electric oven below. Breakfast bar. Space and plumbing for dishwasher (which is included in the sale).

**Inner Hall****5.08m x 2.24m**

Stairs to first floor accommodation. Understairs cupboard. Radiator.

Bathroom**2.63m x 2.16m**

Fitted with a white suite comprising WC, wash-hand basin and bath. Pine panelling to dado rail height. Two radiators.

Shower Room**4.00m x 1.12m**

Fully tiled and fitted with a white suite comprising wash-hand basin and shower cubicle with mains shower. Heated ladder style towel rail. Built-in heated shelved cupboard. Underfloor heating.



FIRST FLOOR ACCOMMODATION

Landing

Bright and airy with an abundance of natural light from feature circular skylight. Hatch to attic with floored attic which maybe suitable for conversion subject to the appropriate permissions being obtained.

Bedroom 1

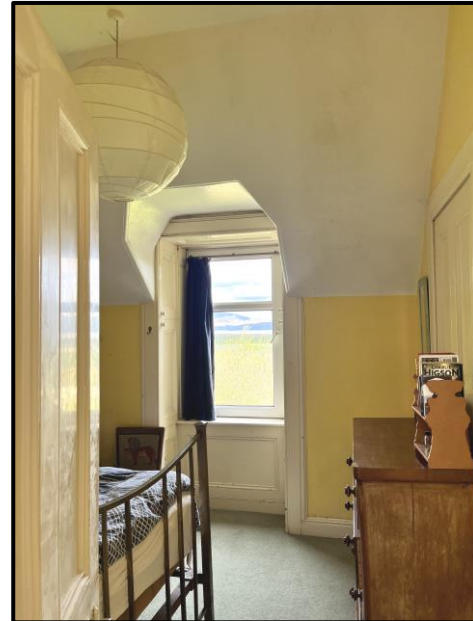
4.67m x 4.56m

Good sized double bedroom with south facing window. Feature wooden firesurround with open fire.

Bedroom 2

3.25m x 3.24m

East facing window. Fitted with a wash-hand basin.

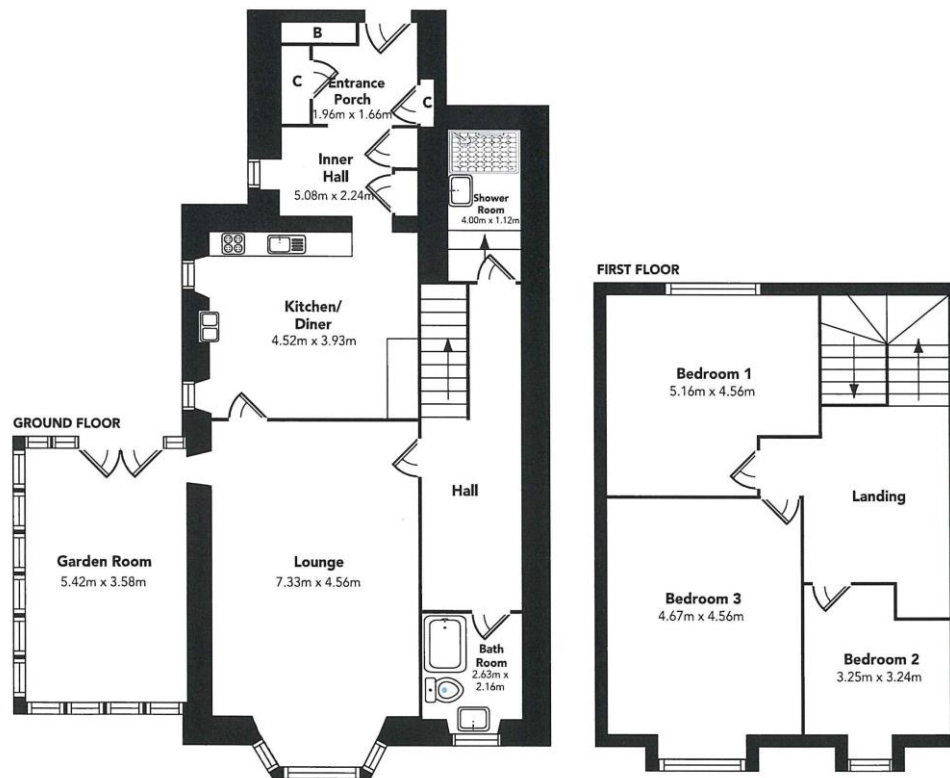


Bedroom 3

5.16m x 4.56m

Spacious double bedroom with east facing window enjoying views over the garden, Wigtown Bay, the Galloway Hills and open countryside beyond. Feature wooden fireplace. Fitted with a wash-hand basin.





Floorplans are indicative only - not to scale
Produced by Plushplans

BOTHY ACCOMMODATION

Adjoining the main property is a well presented quirky one bedroom “Bothy” with accommodation over two floors.

Kitchen

Hardwood entrance door. South facing window. Fitted with a range of floor units, ample worktops and inset Butler sink. Space and plumbing for washing machine. Access to lounge through open doorway with feature stone wall with open wooden lintel above. Inset fireplace with wooden fire surround. Quarry tiled flooring. Wooden staircase giving access to bedroom. Underfloor heating.

Lounge/Dining Area

South and north facing windows (one with south facing window seat). Feature stone wall.

Bathroom

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath. Underfloor heating.

FIRST FLOOR ACCOMMODATION

Bedroom

Velux window. Eaves storage cupboard and airing cupboard.



Garden

A driveway provides ample off-road parking for several vehicles with an archway giving access to an enclosed yard. 1 North Balfern stands in approximately one acre of garden ground which is mainly laid to lawn with flowering shrubs, and ornamental trees.

OUTBUILDINGS

Wooden Workshop (10.50m x 7.50m)

Stone Workshop (9.00m x 5.33m)

Single brick box profile workshop – space and plumbing for washing machine.

Polytunnel with water laid on.

Garden Shed with power and water laid on.



SERVICES

Mains supplies of water and electricity. Drainage is to a septic tank. Oil-fired central heating. EPC = E.

COUNCIL TAX

This property is in Band D.

VIEWING

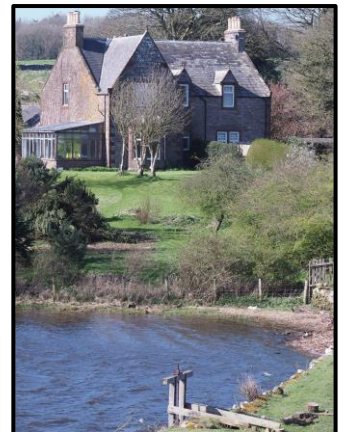
By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £285,000 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.