



***Barskeoch Bungalow,
Kirkcowan,
DG8 OEE***

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

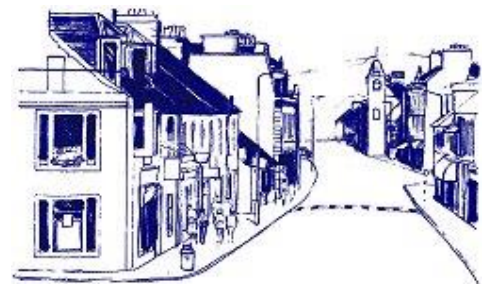
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamatthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK
Buccleuch Street Bridge • Dumfries DG2 7TJ
Tel: (01387) 257300 • Fax: (01387) 257333

and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LATel: (01776)
702581 • Fax: (01776) 702524

- **Spacious detached bungalow, in rural setting, 3 miles west of Newton Stewart**
- **The property enjoys uninterrupted views over open farmland and onto the Galloway Hills**
- **3 bedrooms**
- **Requires some upgrading and modernisation**
- **Large garden with garage/workshop and off-road parking for several vehicles**
- **Offers in the region of £160,000**



BARSKEOCH BUNGALOW, KIRKCOWAN

Spacious three-bedroom detached bungalow, in a rural setting approximately 3 miles from Newton Stewart. The East facing house enjoys an elevated position with unrestricted views over surrounding farmland and onto the Galloway Hills. Build in circa 1975 the property would benefit from some modernisation but does offer double glazing and electric heating, large garden and garage/workshop with off-road parking for several vehicles.

Accommodation comprises:- Entrance Hall. Lounge. Kitchen. Bathroom. 3 Bedrooms.

ACCOMODATION

Entrance Hall

White UPVC glazed entrance door with glazed side panel. Storage heater.

Lounge

5.27m x 3.94m

Large family room with an east facing window overlooking the front garden, open farmland and unrestricted views onto Cairnsmore of Fleet. Smaller window facing south. Fireplace with multi fuel stove. Storage heater.



Kitchen

4.38m x 3.43m

Fitted with a range of floor and wall units with ample work surfaces and splashbacks. Fitted appliances include gas hob with overhead extractor hood and built in cooker. Composite sink. Shelved storage cupboard housing electric meters. Three windows all overlooking the rear garden. UPVC glazed door giving access to the rear garden. Hatch to attic. Storage heater.



Bathroom**2.54m x 1.65m**

Fully tiled and fitted with a white suite comprising a WC, wash hand basin with vanity unit and shower cubicle fitted with mains shower. Panel heater.

Bedroom 1**4.25m x 3.20m**

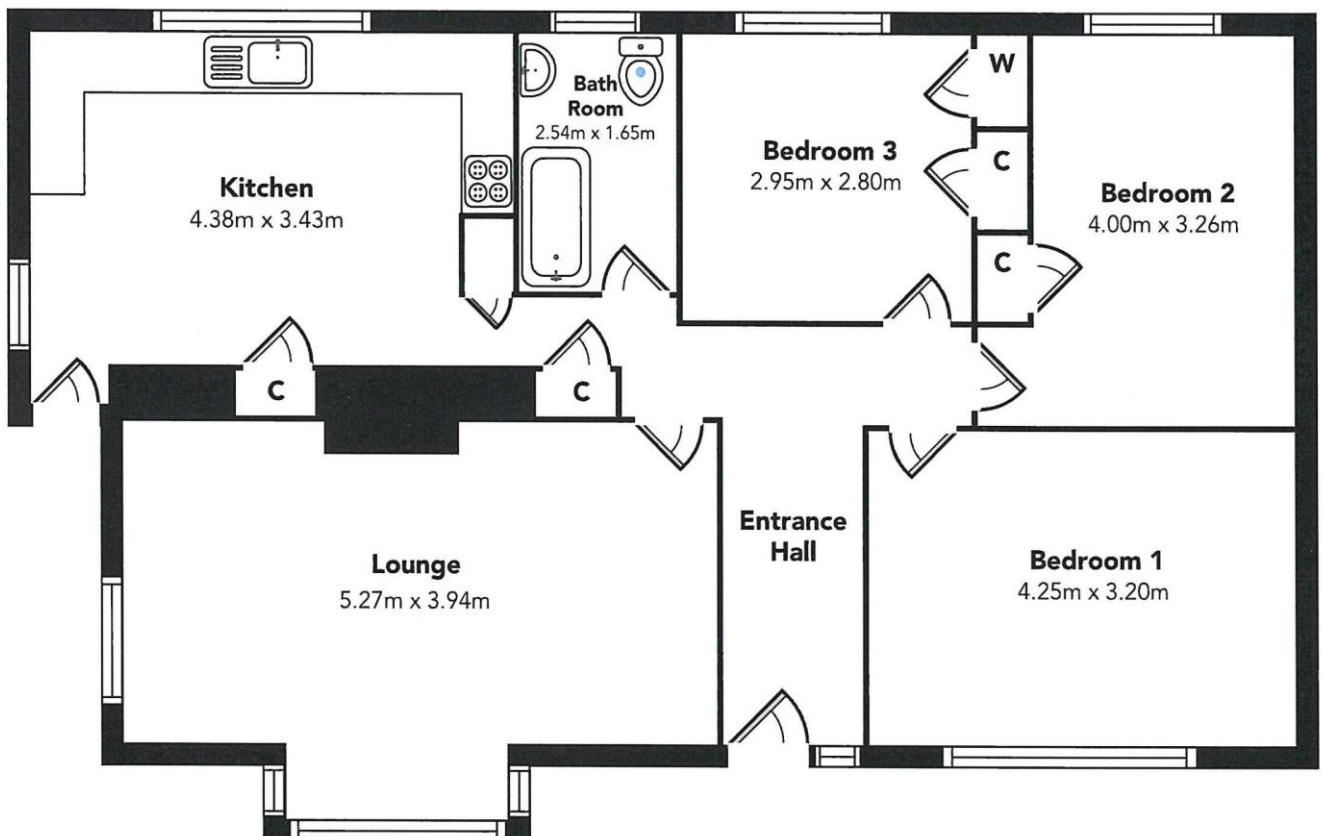
East facing window. Storage heater.

**Bedroom 2****4.00m x 3.26m**


West facing window. Built-in shelved storage cupboard. Panel heater.

Bedroom 3**2.95m x 2.80m**

West facing window. Two built-in shelved and hanging wardrobes. Panel heater.



Floorplans are indicative only - not to scale

Produced by Plushplans 

OUTBUILDINGS

Garage workshop with power and light.
Garden Shed.

GARDEN

There is a large garden surrounding the property with uninterrupted views of the Galloway hills and surrounding farmland.



SERVICES

Mains supply of water and electricity. Septic tank drainage.
Calor gas for cooking. Night storage heating. EPC = F

COUNCIL TAX

This property is in Band C.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £160,000 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.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamatthews.com

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.