



***High Milton Cottage,
Elrig,
Newton Stewart,
DG8 9RE***

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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and as HUNTER & MURRAY

25 Lewis Street • Stranraer DG9 7LA

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- **Spacious detached bungalow with uninterrupted views over open farmland situated just outside the village of Elrig**
- **2 Bedrooms**
- **The property has been maintained to a high standard with double glazing and oil-fired central heating**
- **Large garden with off-road parking for up to two vehicles**
- **Offers in the region of £240,000**



HIGH MILTON COTTAGE, ELRIG

High Milton Cottage is a well presented two-bedroom detached bungalow situated in the rural village of Elrig some 3 miles from Port William and some 17 miles from the market town of Newton Stewart, where you will find all local amenities. This property has been maintained to a high standard and is in walk-in condition throughout. There is an easily maintained garden with off road parking.

Accommodation comprises:- Entrance Porch. Kitchen. Lounge. Shower Room. Hall. 2 Bedrooms. Sun Lounge.

ACCOMMODATION

Entrance Porch/conservatory

3.13m x 1.73m

Glazed UPVC entrance door. Polycarbonate roof. Tiled flooring. Radiator.

Kitchen

4.14m x 3.00m

North facing window. Fitted with a good range of wall and floor units, granite worktops with upstands to match and inset 1 ½ bowl composite drainer sink. Integrated appliances include induction hob, eye level double oven. Space and plumbing for washing machine.



Lounge

4.47m x 3.12m

Large south facing window overlooking the front garden and onto open farmland. Feature wooden fire surround with inset coal effect electric fire. Radiator.



Shower Room**3.00m x 1.80m**

Fully wet wall panelled. Fitted with a white suite comprising back to wall WC, counter-top wash hand basin with storage cupboard below and shower cubicle with mains shower. Ladder style heated towel rail.

Bedroom 1**4.20m x 3.07m**

East facing window looking onto Elrig village. Radiator.

**Bedroom 2****4.48m x 3.13m**

Two double glazed doors opening out into the sun lounge. Radiator.

**Sun Lounge****4.56m x 3.50m**

Bright and airy sun lounge with unrestricted views overlooking the garden and over surrounding farmland. Tiled floors. Recessed lighting. UPVC glazed door giving access to the garden.



GARDEN

Large, terraced garden designed for ease of maintenance with a variety of shrubs and flowering plants giving all year-round interest. Off-road parking.

OUTBUILDINGS

Fully lined and insulated workshop with power and electricity laid on.
Two garden sheds. Generator shed.



SERVICES

Mains water supply (metered from High Milton Farmhouse). Drainage is to a Septic tank. Oil-fired central heating. EPC = E

COUNCIL TAX

This property is in Band C.

VIEWING

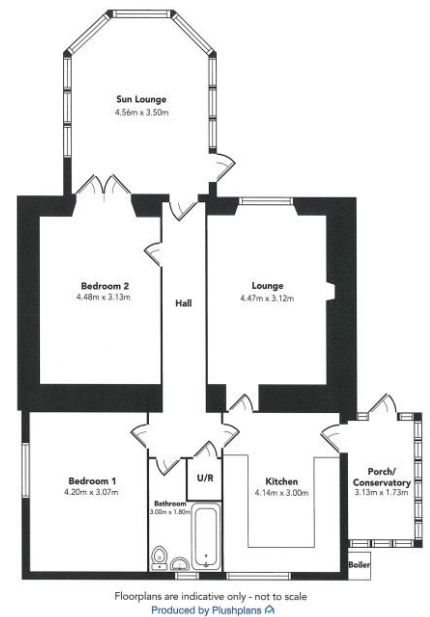
By arrangement with Selling Agents on 01671 404100 or by contacting our client on 07780 988600.

OFFERS

Offers in the region of £240,000 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.