



**Mossbank Cottage
61 Main Street,
Barrhill,
KA26 0QP**

EPC = E

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Solicitors & Estate Agents

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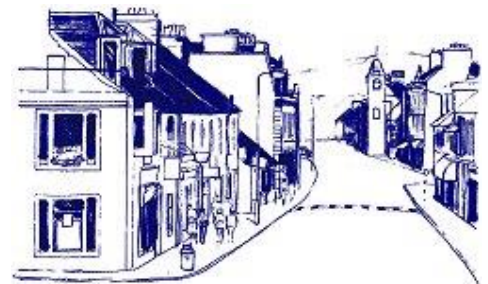
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25 Lewis Street • Stranraer DG9 7LA

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- **Attractive semi-detached property situated in the rural village of Barrhill**
- **One Bedroom**
- **The property has been maintained to high a standard, benefiting from double glazing, electric heating and battery storage**
- **Large garden to the rear of the property**
- **Offers in the region of £80,000**



MOSSBANK COTTAGE, 61 MAIN STREET, BARRHILL

61 Main Street is well-presented semi-detached property situated in the rural village of Barrhill. The property has been maintained to a high standard and is walk in condition benefitting from double glazing, electric heating and battery storage. There is a large well-maintained garden to the rear of the property with a good variety of flower borders and shrubs.

Accommodation comprises:- Entrance Porch. Hall. Kitchen. Lounge. Rear Porch. Bedroom. Bathroom.

GROUND FLOOR ACCOMMODATION

Entrance Hall

1.08m x 1.03m

White UPVC entrance door. Tiled flooring. Access to the kitchen, lounge and first floor accommodation. Storage heater.

Lounge

3.70m x 3.35m

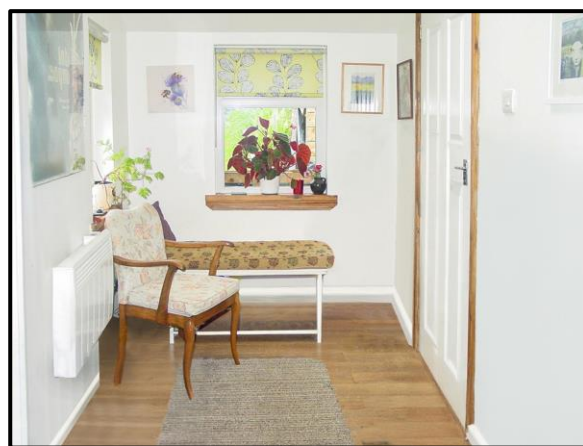
Bright and airy lounge with feature wooden fire surround with inset multi-fuel Dowling Stove. Shelved alcove. Northeast facing window. Glazed wooden door giving access to rear porch. Storage heater.



Kitchen

4.15m x 3.02m

Southwest facing window. Fitted with a good range of wall and floor units, granite worktops, inset 1½ bowl stainless steel sink with inset built in drainer. Tiled splashbacks. Two storage cupboards. Storage heater.



Rear Porch

1.66m x 1.09m

Glazed UPVC door giving access to the rear garden. Laminate flooring. Northeast facing window. Recessed lighting. Storage area with ample worktop and shelving.

Toilet

1.66m x 1.09m

Fitted with a white suite comprising a WC and a wash hand basin. Wooden flooring.

FIRST FLOOR ACCOMMODATION

Bedroom

5.50m x 3.69m

Southwest facing window with unrestricted views overlooking surrounding farmland. Feature wooden fire surround with inset coal effect fire. Panel heater.

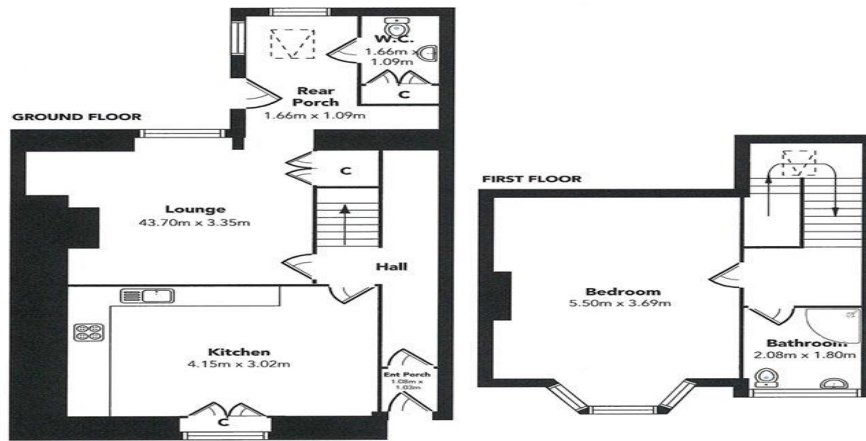


Bathroom

2.08m x 1.80m

Wood panelling to dado rail height. Fitted with a white suite comprising WC, wash hand basin and a tiled shower cubicle with electric shower. Laminate flooring. Panel heater.





Floorplans are indicative only - not to scale
Produced by Plusplans [↗](#)

GARDEN

Large, terraced garden designed for ease of maintenance. The upper area of the garden is graveled with a paved path. There is a good variety of flower borders and shrubs giving all year-round interest. The garden is with pedestrian access to main street.



OUTBUILDING

Wooden garden shed.

SERVICES

Mains water supply with mains drainage. Electric heating. Battery storage.
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COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £80,000 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.