



***Redbrae Farm Cottage,
Wigtown,
DG8 9DJ***

EPC = E

A B & A MATTHEWS
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- **Superior detached bungalow situated in rural setting some 3 miles from Wigtown, Scotland's Book Town**
- **3 Bedrooms**
- **The property is in walk-in condition throughout benefiting from double glazing and electric heating**
- **The property enjoys unrestricted views over open farmland**
- **Easily maintained garden with off-road parking for several vehicles**
- **Offers in the region of £265,000**



REDBRAE FARM COTTAGE, WIGTOWN

Attractive detached three-bedroom bungalow situated in rural location some 3 miles from the Booktown of Wigtown and some 9 miles from the market town of Newton Stewart where all local amenities can be found. The property has been maintained to a high standard benefiting from double glazing and electric heating. Redbrae Farm Cottage stands in a large area of garden ground with off-road parking for several vehicles.

Accommodation comprises:- Entrance Porch. Hall. Lounge. Kitchen. Utility Room. Office. Cloakroom. 3 Bedrooms. Shower Room.

ACCOMMODATION

Entrance Porch

1.85m x 1.79m

UPVC glazed entrance door. Hardwood glazed door giving access to hall. Tiled flooring

Hall

West facing window. Electric heater.

Lounge

5.58m x 4.96m

Bright and airy family room with west and south facing windows with unrestricted views overlooking the garden and onto open farmland. Electric stove with floating oak beam mantelpiece. Two electric heaters.



Kitchen**5.00m x 4.90m**

South facing window and patio doors giving access to garden. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset 1 ½ bowl composite drainer sink. Integrated appliances include electric hob eye level oven and fridge freezer. Space and plumbing for dishwasher. Built-in airing cupboard housing water tank. Electric heater

**Utility Room****2.90m x 2.60m**

North facing window. Fitted with storage cupboard and stainless-steel drainer sink. Space and plumbing for washing machine. Built-in storage cupboard. Electric heater. Door to integral garage.

Office**2.20m x 1.50m**

South facing window.

Cloakroom**1.47m x 1.40m**

Fitted with a coloured suite comprising WC and wash-hand basin.

Bedroom1**3.70m x 3.00m**

West facing window. Built-in shelved and hanging cupboard. Electric panel heater.



Bedroom 2**3.25m x 2.95m**

East facing window overlooking open farmland. Built-in shelved and hanging cupboard. Electric heater.

**Bedroom 3****3.49m x 2.72m**

East facing window overlooking open farmland. Built-in shelved and hanging cupboard. Electric panel heater.

Shower Room**3.25m x 1.64m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and walk-in shower cubicle with mains shower. Extractor fan. Tiled flooring.





Garden

The wrap around garden is mainly laid to lawn for ease of maintenance with a variety of shrubs and flowering plants giving all year-round interest. Paved patio area. A driveway offers ample off-road parking for several vehicles.

OUTBUILDING

Integral garage (5.11m x 3.23m) – electric up and over door. Housing electric meter. Power and light laid on. Greenhouse





View from Property

SERVICES

Mains supplies of water and electricity. Drainage is to a septic tank. Electric heating. EPC = E

COUNCIL TAX

This property is in Band E.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £265,000 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.