



***Minnoch Cottage,
Tonderghie Road,
DG8 8LQ***

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamattthews.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 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **Traditional mid terraced cottage with accommodation on two floors**
- **3 Bedrooms**
- **Unrestricted views over harbour and village to Solway Firth**
- **The property has been maintained to a high standard throughout and benefits from double glazing and oil-fired central heating**
- **Large garden to the rear of the property**
- **Offers in the region of £195,000**



MINNOCH COTTAGE, TONDERGHIE ROAD, ISLE OF WHITHORN

Deceptively spacious mid terraced cottage with unrestricted views over the harbour and village to the Solway Firth. Accommodation is on two floors with two public rooms and three bedrooms. The property benefits from double glazing, oil fired central heating and there is a large garden to the rear.

Accommodation comprises: - Ground Floor – Entrance Porch. Hall. Lounge. Sun Lounge. Kitchen. Dining Room. Utility Room. WC. First Floor – 3 Bedrooms. Bathroom.

GROUND FLOOR ACCOMMODATION

Entrance Porch

0.90m x 0.80m

UPVC glazed entrance door. Tiled flooring. Glazed door to hall.

Hall

East facing window with storage cupboard below housing electricity meter. Tiled floors. Stairs to first floor. Radiator.

Lounge

5.58m 4.56m

Window to the east overlooking the harbour and village onto Solway Firth. Feature inset multi-fuel stove with floating concrete beam mantelpiece. Original ceiling beams. Glazed door to sun lounge. Two radiators.



Sun Lounge

5.34m x 2.68m

Two west facing windows and glazed door giving access to garden. Radiator.



Kitchen

4.00m x 2.68m

West facing window and fitted with a good range of wall and floor units, hardwood worktops with upstands to match and inset 1½ bowl ceramic sink. Integrated appliances include electric range cooker with double oven and grill and chimney style extractor fan above, dishwasher and fridge freezer. Tiled flooring.



Dining Room

4.30m x 3.60m

Open plan kitchen/dining room with east facing window. Feature inset multi-fuel stove with concrete fire surround. Shelved alcove and alcove currently used as wood store. Original open beams. Tiled flooring. Radiator.



Utility Room

3.00m x 1.73m

Window to the rear overlooking the garden. Fitted with a range of floor units and inset stainless steel circular sink. Space and plumbing for washing machine. Shelved larder. Built-in cupboard housing oil combi boiler. UPVC glazed door to garden.

WC

2.40m x 1.40m

L- shaped room comprising a WC and wash hand basin.



FIRST FLOOR ACCOMMODATION

Landing with west facing window.

Bedroom 1 **4.56m x 2.64m**

East facing window overlooking the harbour and onto the Solway Firth. Built-in shelved and hanging cupboard. Radiator.

Bedroom 2 **4.47m x 3.22m**

East facing window with unrestricted views. Built-in shelved and hanging cupboard. Wash hand basin with storage cupboard below. Radiator.



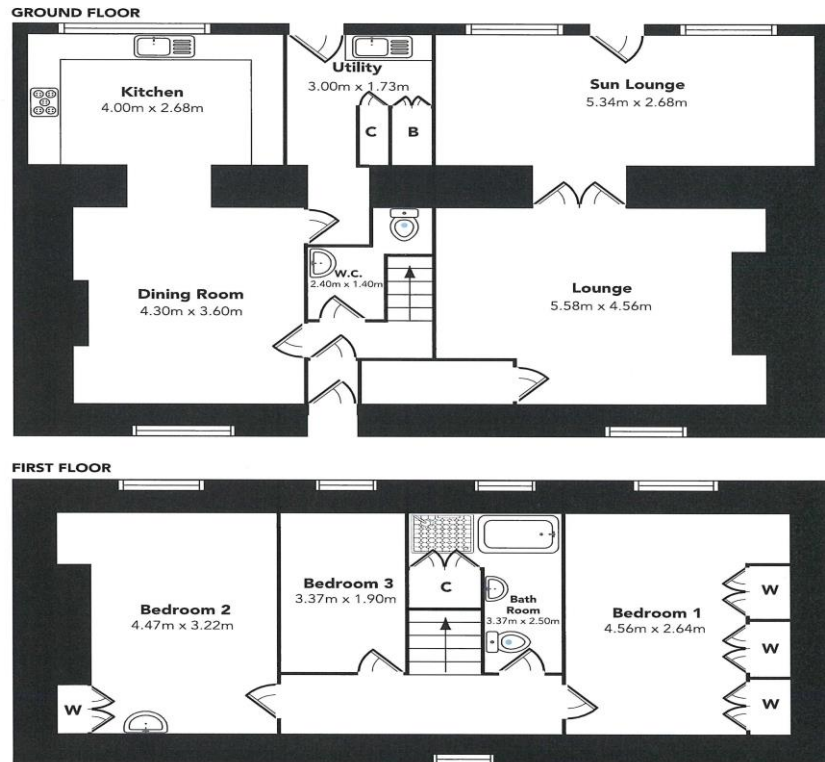
Bedroom 3 **3.37m x 1.90m**

East facing window with unrestricted views. Radiator.

Bathroom **3.37m x 2.50m**

L-shaped bathroom, fitted with a white suite comprising WC, wash hand basin, stand-alone bath and tiled corner shower cubicle with electric shower. Painted wood panelling to dado rail height. Built-in storage cupboard. Hatch to attic. Two radiators.





Floorplans are indicative only - not to scale
 Produced by Plushplans

GARDEN

The garden lies to the rear of the property and is mainly laid to lawn for ease of maintenance with a paved patio and gravelled area with a good variety of flower borders and shrubs giving all year-round interest.

OUTBUILDING

Metal garden shed.





SERVICES

Mains supply of water and electricity. The property is connected to the mains drainage system. Oil fired central heating. EPC = E

COUNCIL TAX

The property is in Band E.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £195,000 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.