



# ‘Neptune Cottage’, Carsluith

Newton Stewart, DG8 7DN



Large 3 Bedroom detached house on elevated site with views over Wigtown Bay & beyond.

Offers Over: £340,000 are invited

'Neptune Cottage', Carsluith, Newton Stewart, DG8 7DN



### Key Features:

Elevated position with views over Wigtown Bay

Spacious family accommodation

3 double Bedrooms

Two spacious bathrooms

Off road parking

Integral garage

Traditional features

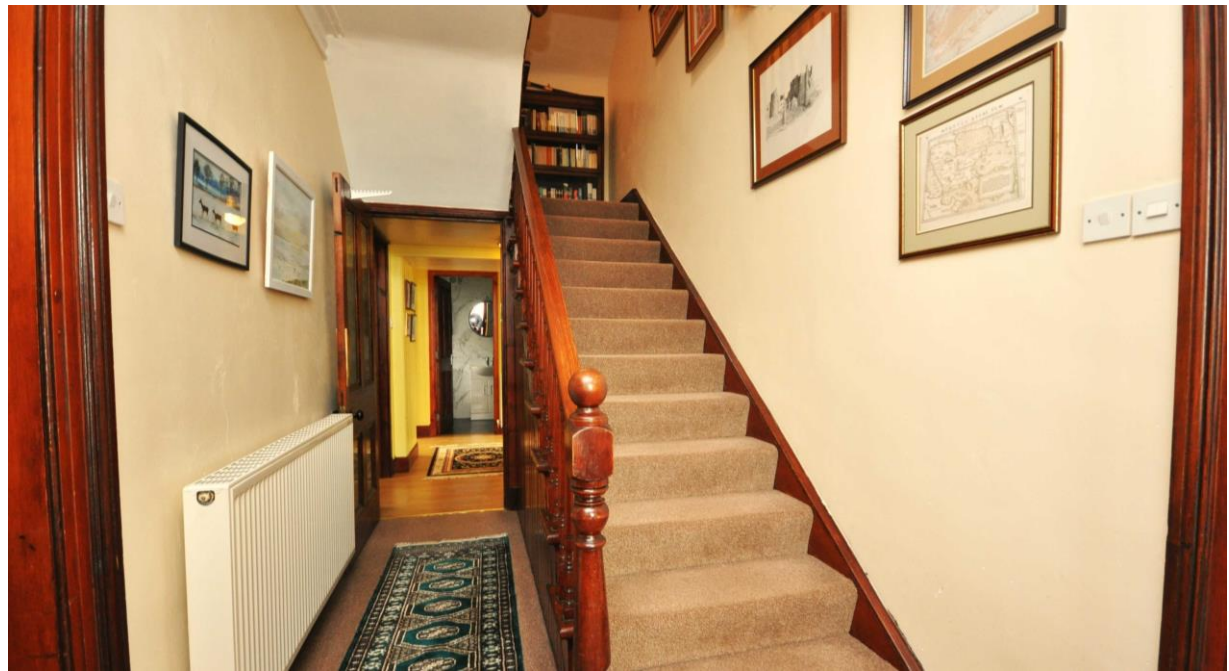
Prime location

Walk in condition

Spacious garden ground



**galloway & ayrshire properties**

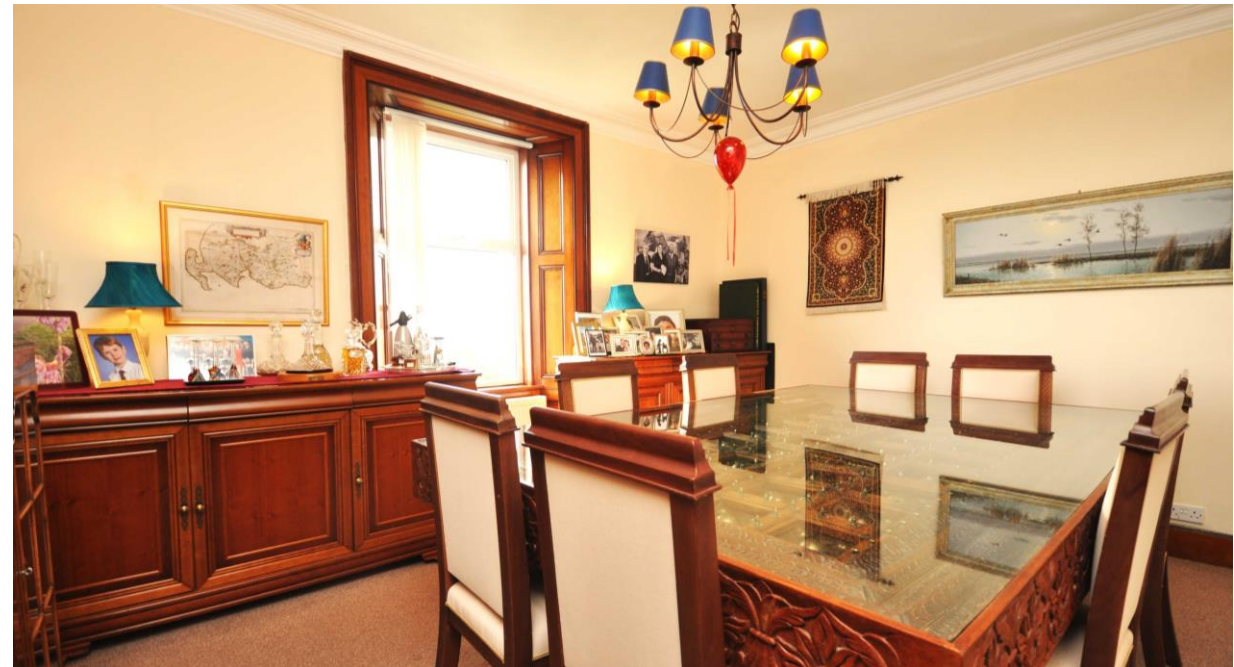


## Property description

Galloway & Ayrshire Properties offers an opportunity to purchase a traditional, granite-built Galloway cottage, constructed in 1899, looking over the stunning shores of Wigtown Bay. Having benefitted from recent renovations and having been extended, this property offers spacious accommodation over two levels. There are many attractive and traditional features to appreciate within this splendid home including feature stone fireplace with open fire. Traditional hand-crafted pine staircase allowing access to upper-level accommodation as well as traditional cornice plasterwork throughout. Ample off-road parking and generous garden grounds with border hedging allowing privacy. Benefitting from a convenient location just off the A75, viewings for this property, are to be thoroughly recommended.

As well as benefitting from recent renovations and having been extended, this property offers spacious accommodation over two levels. This property currently benefits from a spacious lounge to the front of the property as well as a separate dining room. A generous sized modern dining kitchen to the rear with integrated appliances and oak style worktops. There are also three double bedrooms as well as a ground floor shower room and upper-level bathroom as well as a separate study with the potential to be a ground floor bedroom. Of traditional construction under a slate roof, this property is fully double glazed with mains gas fired central heating.

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 15 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (10 miles) and Stranraer (34 miles).





## Accommodation

### Entrance porch

Entrance porch providing access into property from front via UPVC double doors into spacious porch with original tile flooring and cornice plaster work as well as original wooden door providing entrance into hallway.

### Hallway

Spacious hallway providing access to all ground floor accommodation as well as stairs with original pine staircase providing access to upper-level accommodation. Central heating radiator, built in storage & original corners plasterwork..

### Lounge

Spacious lounge towards front of property with feature granite fireplace housing gas fire, two double glazed sash & case windows, central heating radiator (x2), TV point as well as original cornice plasterwork & BT phone socket .

### Dining room

Spacious dining room towards front of property with double glazed sash and case window providing front outlook to Wigtown Bay and beyond, central heating radiator and original cornice plasterwork .

### Dining kitchen

Generous sized modern dining kitchen towards rear of property with floor and wall mounted units and oak style worktops, double glazed window to rear, central heating radiator, stainless steel sink with mixer tap, integrated electric oven and grill as well as integrated induction hob with built-in extractor, plumbing for dishwasher

### Study

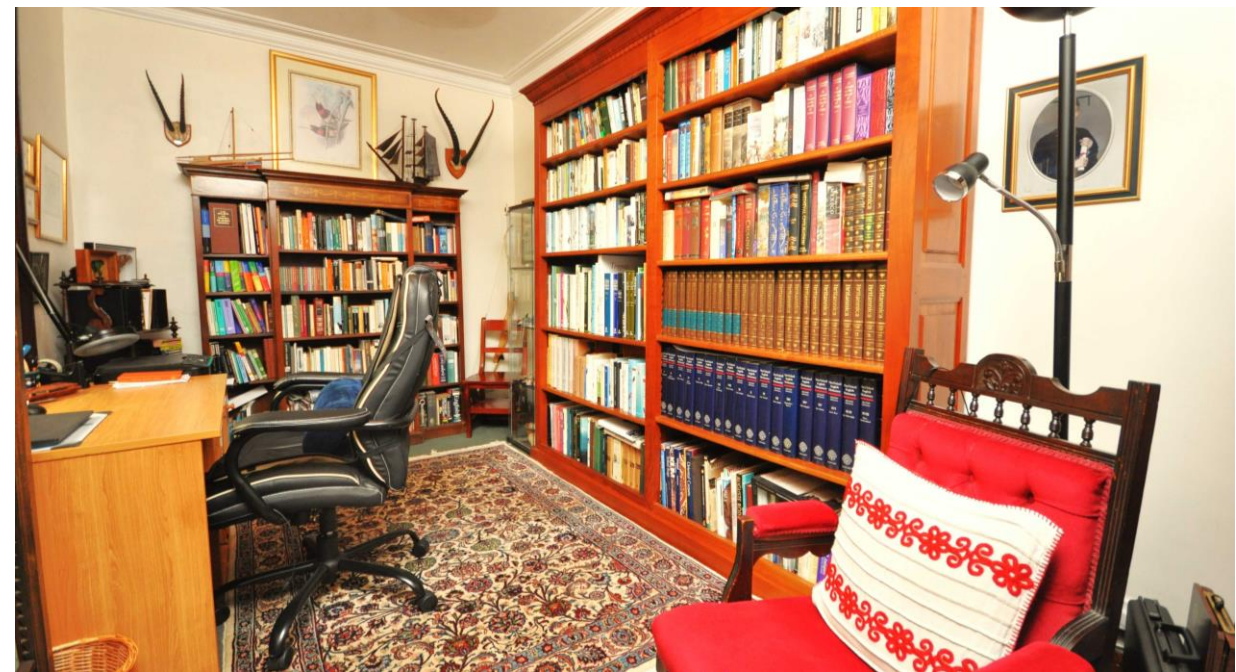
Once a ground floor bedroom now currently used as study, spacious potential double bedroom with large double-glazed sash in case window to rear, central heating radiator and original cornice plaster work.

### Conservatory

Built on to rear of property, spacious conservatory with sliding patio doors providing access into rear garden, mains power.

### Shower room

Spacious shower room to rear of property with splashboard panelling, marble effect units, walk in rainfall mains shower, separate toilet and wash and basin with fitted storage units, built in extractor, central heating radiator and double-glazed window.



## Accommodation

### Landing

Spacious landing providing access to all upper-level accommodation with small halfway landing providing access to bathroom to rear as well as top floor landing providing access to all bedrooms as well as loft hatch access and central heating radiator.

### Bathroom

Spacious modern bathroom comprising of separate bath and walk in mains rainfall style shower cubicle with splash panel boarding, separate toilet and wash and basin with mixer taps and built-in storage. Heated towel rack and double glaze window as well as built-in extractor.

### Bedroom 1

Double bedroom towards front of property with double glazed sash and case window providing front outlook over Wigtown Bay and beyond as well as central heating radiator and built and storage.

### Bedroom 2

Double bedroom towards front of property with sash and case window providing front outlook over Wigtown Bay as well as central heating radiator.

### Bedroom 3

Double bedroom towards front of property with large Velux window and central heating radiator.

### Utility

Extended on to rear of property, utility area of steel frame construction, fully double glazed with plumbing for washing machine and tumble dryer tiled, flooring and rear access to garden and double garage, mains power also .

### Garage

Generous sized double garage to rear with roller garage door to front and single steel door for access. Of traditional construction with mains power, double glazed windows to rear as well as door for rear access into garden.

### Garden

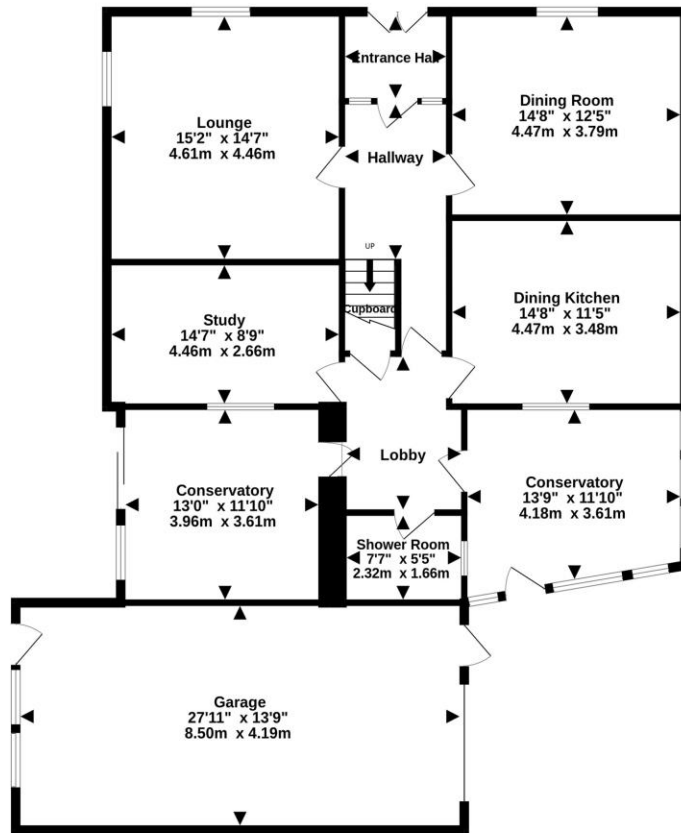
Sat on a generous plot comprising of concrete driveway and space for off road parking under car shelter as well as vehicular access to garage. Maintained lawn areas as well as raised planting border and garden shed. Hedged borders as well as granite stone wall and steel frames to front of property.



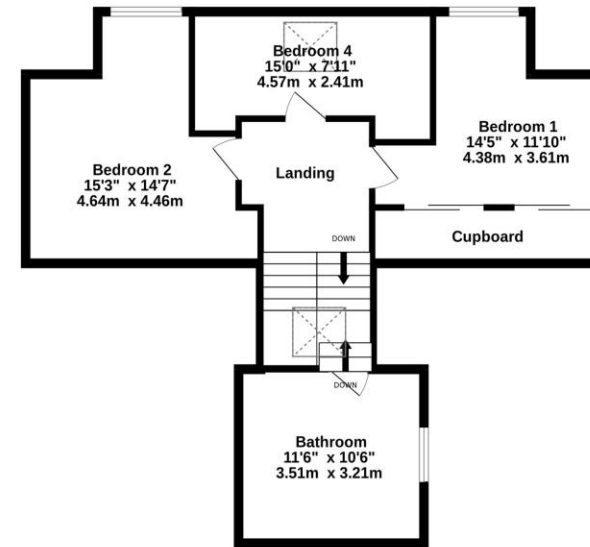




Ground Floor  
1633 sq.ft. (151.7 sq.m.) approx.



1st Floor  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

### COUNCIL TAX

Band E

### EPC RATING

D - 62

### SERVICES

Mains electricity, water & drainage. Gas fired central heating.

### VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

