



***Silvercree,
Braehead,
Kirkinner,
Newton Stewart,
DG8 9AH***

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

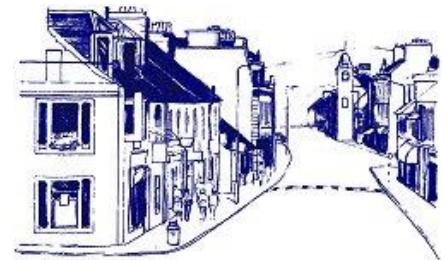
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- **Superior detached bungalow with uninterrupted views over open farmland, the Cree Estuary and onto Galloway Hills**
- **3 Bedrooms (1 En-suite)**
- **The property has been recently renovated to a high standard throughout, benefiting from double glazing and oil-fired heating**
- **Large easily maintained garden with off-road parking for several vehicles**
- **Offers in the region of £320,000**



SILVERCREE, BRAEHEAD, KIRKINNER

Silvercree is a well presented three-bedroom detached bungalow, which has been lovingly renovated to a very high standard throughout, to provide generous modern family living. The bungalow benefits from double glazing, oil-fired central heating and has uninterrupted views of open farmland, the Cree Estuary and onto the Galloway Hills. The garden ground has been designed for low maintenance, with lawn and patio areas. Accommodation comprises: Entrance Porch. Hall. Lounge. Kitchen/Dining Area. Utility Room. 3 Bedrooms (One En-Suite). Bathroom

Silvercree is situated in peaceful rural setting some two miles from Scotland's Booktown Wigtown and seven miles from the market town of Newton Stewart, where you will find a larger range of shops, supermarkets, Secondary School, Cinema and Leisure Centre. Wigtown was officially designated as Scotland's National Book Town in 1998 and is home to a wide range of book shops. Further down the coast the Machar's Peninsula has stunning coastal walks, harbours and sandy beaches. The area is steeped in history and the landscape is a haven for birdwatchers. Kirroughtree Forest Park is located north of Newton Stewart and is an ideal centre for a range of outdoor activities including walking, mountain biking, world famous 7 stanes cycling routes, fishing and just enjoying the countryside in general. Recently the park has achieved recognition as being one of the best places to observe the night sky at its best, with no light pollution for miles, and has been awarded the title of a Dark Sky Park.

ACCOMMODATION

Entrance Porch

1.75m x 1.70m

UPVC glazed composite door with glazed side panel. Glazed door giving access to the hall.

Hall

Bright and airy hallway giving access to all rooms. Three built-in storage cupboards providing useful storage. Access to attic. Two radiators.

Lounge

4.66m x 5.19m

Spacious family room offering a wealth of natural light from the bi-folding glazed doors and the south east facing window, overlooking open farmland, the Cree Estuary and onto the Galloway Hills. Feature stylish media wall and inset electric coal effect fire below. Graphite vertical radiator.





Rear View

Kitchen/Dining Area

6.56m x 6.40m

At the heart of the home is a bright and airy multi-function room, providing a valuable space for family and friends to socialise and enjoy the stunning views. Recently fitted with a newly installed kitchen with ample worksurfaces, matching upstands and inset ceramic sink. Integrated appliances include eye level microwave, dishwasher and chimney style extractor fan. The Rangemaster with electric hob, double oven and grill, can be taken over by separate negotiation. Two vertical radiators.



Utility Room

3.34m x 1.95m

Space and plumbing for washing machine. Housing oil-combi boiler. UPVC glazed door giving access to garden.

Bedroom 1

5.28m x 3.35m

West facing window. Graphite radiator.

En-Suite

Fully tiled and fitted with a white suite comprising WC, counter-top wash-hand basin and walk-in shower cubicle with mains shower.





Rear View

Bedroom 2

3.65m x 3.42m

West facing window. Radiator.

Bedroom 3

4.05m x 3.37m

South facing window. Radiator.



Bathroom

2.58m x 2.20m

Fully tiled and fitted with a white suite comprising back to wall WC, counter-top wash-hand basin with storage drawers below, walk-in shower with mains shower. Heated ladder style towel rail and under floor heating.





Floorplans are indicative only - not to scale

Produced by Plushplans 

GARDEN

A tarred driveway provides ample off-road parking for several vehicles. The remainder of the garden is very low maintenance with lawn, decking and patio areas with flowering borders. Stunning uninterrupted views provides an ideal space for family and friends to gather.

OUTBUILDING

Garage with power and light laid on.





SERVICES

Mains supplies of water and electricity. Drainage is to a septic tank. Oil-fired central heating. EPC = D.

COUNCIL TAX

This property is in a Band F.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £320,000 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.