



7 Smithy Lane

New Luce, Newton Stewart, DG8 0AN

A traditional single storey Semi-Detached Galloway cottage tucked away on a quiet lane in the village of New Luce.



WILLIAMSON
& HENRY
Solicitors & Estate Agents

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Ground Floor:

Open Plan Kitchen / Family Room
Bedroom 1 / Sitting Room
Bedroom 2
Shower Room

7 Smithy Lane is a semi-detached two bedroom Galloway Cottage tucked away in a quiet yet convenient location within the much sought after and picturesque village of New Luce, some 9 miles distant from the town of Stranraer.

The cottage has previously been rented out as a holiday cottage by the current owners and would make an ideal bolt-hole or holiday let.

ACCOMMODATION

UPVC Entrance Door into Kitchen

Kitchen / Family Room 4.58m x 3.69m (at Widest)

This light bright space has a large window overlooking the front. Fitted Kitchen of White gloss finish cupboards and marble effect formica work surface. Stainless Steel one and half bowl drainer sink. Built-in Stainless Steel electric double oven. Electric hob with overhead extractor fan. Under Counter Fridge. Electric Night Storage Heater. Wood effect vinyl flooring. With doors leading off to:-

Inner Hallway

This inner hallway area leads to Bedroom 2 and the Shower room. With tile effect vinyl flooring. White painted wood paneled wall. Electric Night Storage Heater.

Shower Room 4.36m x 2.06m

This good sized shower room comprises of White W.C, Sink and Pedestal. Two UPVC double glazed windows. Tiled effect vinyl flooring. Tiled from floor to ceiling. Corner Shower.

Double Bedroom 2 3.75m x 2.92m

Bright Room facing the front of the property with UPVC double glazed window. Single Electric night storage heater. Fitted Carpet.

Bedroom 1 / Sitting Room 3.08m x 3.44m

Accessed from the kitchen this bright room also faces the front of the property. With UPVC Double Glazed window to the front. Fitted Carpet. Single Electric Night Storage Heater. TV Aerial Point.

As there is no outside space this property would be ideal for those who looking for a 'lock and leave' bolt hole or as a holiday rental.

BURDENS

The Council Tax Band relating to this property is a band A

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band F

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

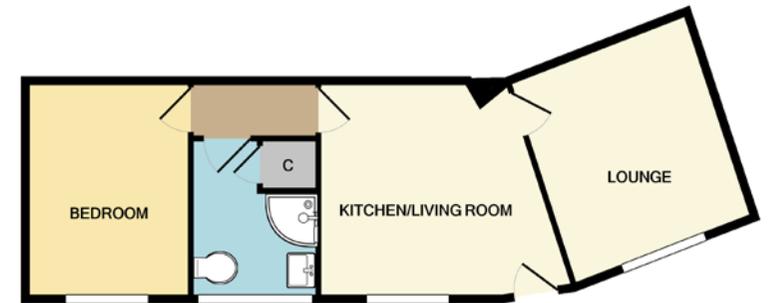
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at their Property Office, 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331049), (e-mail property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332057.

Ref: RA/SAK/WAUGH01-01



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.