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GLEN STRUAN

ELRIG, NEWTON STEWART, DG8 9QZ

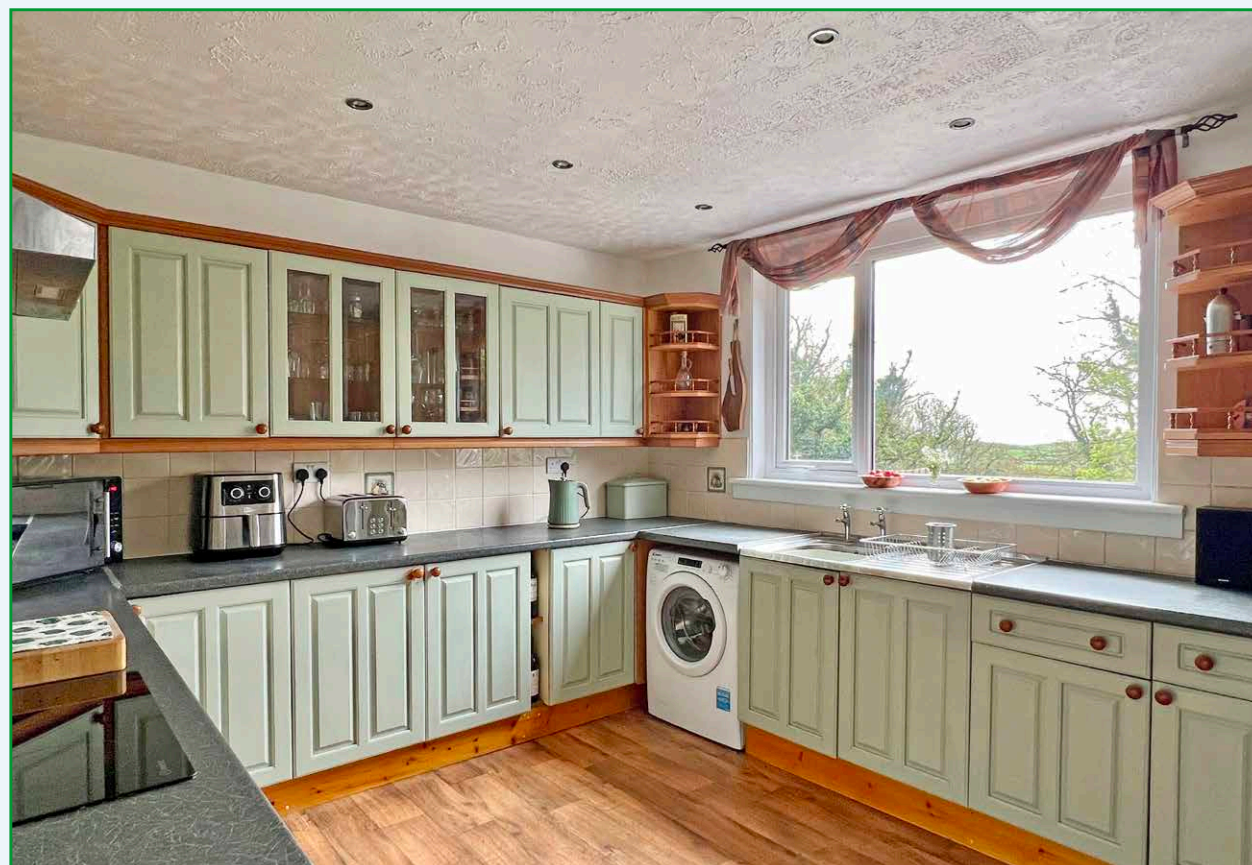
Surprisingly spacious 3 bedroom semi-detached cottage with delightful garden located on the edge of Elrig village a short distance from Port William.

Accommodation:

Entrance Hallway
Bathroom
Kitchen
Reception Hallway
Garden Room/Conservatory
Sitting Room
3 Double Bedrooms

Outside:

Garden & Garage



Glen Struan is a surprisingly spacious 3 bedroom semi-detached cottage, located on the edge of the Machars village of Elrig. This charming property is well positioned in a generous wraparound garden and enjoys fine views across the front garden and neighbouring farmland to the sea. Located a short distance away from the coastal village of Port William and within easy reach of both Wigtown and Newton Stewart.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

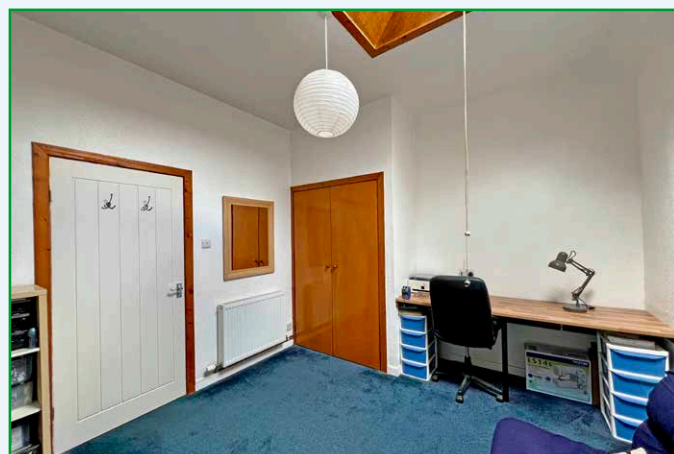
There are many beautiful sandy beaches and rocky coves within easy reach, and equally dramatic inland scenery, with magnificent hills, glens and lochs. The area has a wide range of sport and outdoor activities with opportunities to take in shooting, fishing on river, loch or sea, golf, sailing, and an extensive range of walks and cycling routes. Galloway Forest Park is particularly convenient and Kirroughtree Visitor Centre with biking and walking trails is only a short drive away, with a café and play park on site for refreshments.

ACCOMMODATION

Glen Struan is accessed via a shared access track leading off Main Street. A paved path from the driveway and garage leads round to the front of the property and main entrance.

ENTRANCE HALLWAY **1.99m x 1.06m**

Entered from the front garden through uPVC obscure glazed door with curtain pole and curtains above. Wall mounted shelf. Ceiling light. Hickory laminate flooring. Doors leading off to reception hallway, bathroom and kitchen.



BATHROOM **1.95m x 2.27m**

Suite of white wash-hand basin, WC and bath with mains shower above. uPVC obscure glazed window to rear with roller blind. Respatex-style wall panelling on all walls. Radiator. Ceiling light. Coat hooks. Built-in cupboard with shelving providing useful storage. Hickory laminate flooring.

KITCHEN **4.22m x 3.54m**

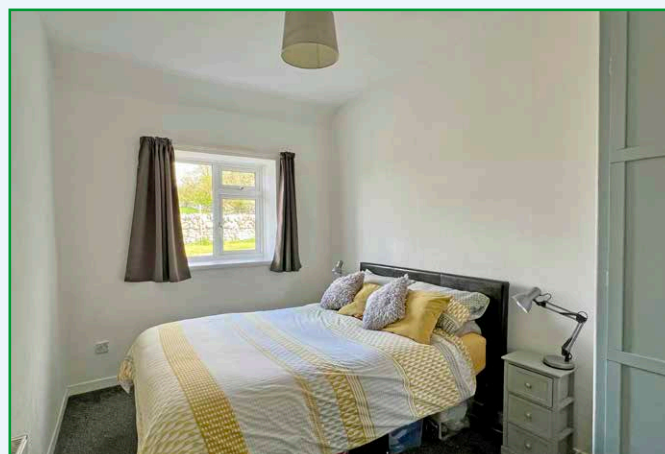
Light and spacious kitchen with a good range of painted solid wooden fitted kitchen units and laminate work surfaces. Stainless steel sink with drainer to side. Tiled splash-backs. Electric Diplomat oven. Indesit electric hob with stainless steel extractor hood above. Large pantry cupboard with built-in shelving providing useful additional storage. Plumbing for washing machine. Large uPVC double glazed picture window to front overlooking garden and neighbouring farmland to the sea beyond with curtain pole and curtains above. Radiator. Recessed ceiling spotlights. Smoke alarm. Rustic oak-effect flooring

RECEPTION HALLWAY **6.84m x 0.84m**

Wood panelling to waist height. Radiator. uPVC double glazed picture window to front overlooking garden and across farmland to the sea. Two ceiling lights. Wall mounted RCD consumer unit and meter. Loft access hatch. Limed oak-effect flooring. Doors leading off to all main accommodation.

SITTING ROOM **4.83m x 3.47m**

Generous sitting room enjoying a fine view across the garden to side and neighbouring farmland with ample natural light from uPVC double glazed picture window with curtain pole and curtains above with wooden glazed doors opening into the garden room. Partially coombed ceiling. Smoke alarm. Ceiling light. Two radiators. TV aerial point. Fitted carpet.



GARDEN ROOM/CONSERVATORY **4.47m x 3.44m**

Accessed directly from both the front garden and sitting room, this bright and spacious front facing reception room enjoys a pleasant outlook and ideal space for unwinding. uPVC double glazed picture windows on three walls providing wonderful wrap around view across the garden and neighbouring farmland with a good range of built-in cupboards beneath providing useful storage. Ceiling cornicing. Two ceiling lights. Vintage style wall lights. Smoke alarm. Loft access hatch. Solid wooden floor. Wooden glazed doors leading to sitting room with further UPVC double glazed door leading out to garden.

DOUBLE BEDROOM 1 **3.61m x 3.30m**

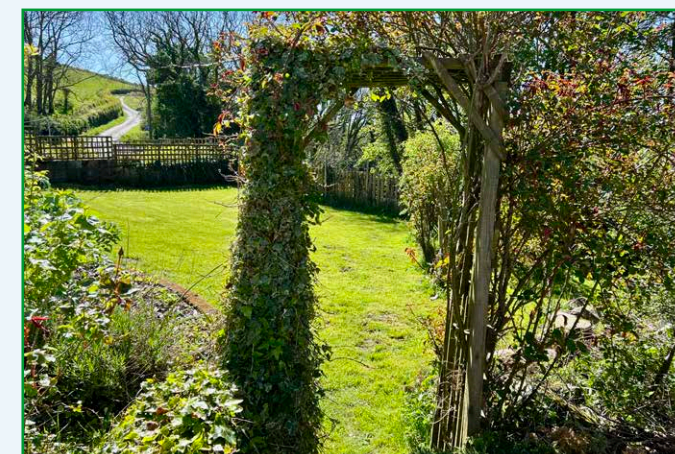
Bright and airy double bedroom with ample natural light from large double glazed Velux window. Partially combed ceiling. Radiator. Double built-in wardrobe with hanging rail and shelving. Built-in desk area. Fitted carpet.

BEDROOM 2 **3.72m x 2.46m**

Rear facing double bedroom with large uPVC double glazed picture window to rear overlooking the lane and neighbouring field. Partially coombed ceiling. Radiator. Built-in double wardrobe with hanging rail and shelving. Ceiling light. Fitted carpet.

BEDROOM 3 **2.70m x 4.71m**

Further double bedroom with uPVC double glazed window overlooking the lane with curtain track and curtains above. Radiator. Two built-in cupboards with shelving. Built-in double wardrobe with hanging rail and shelving. Ceiling light. Fitted carpet.



OUTSIDE

Immediately to the rear of the property is a well-positioned sheltered patio area located between the kitchen and conservatory entrances. Steps leading down from the front of the property to a formal lawned area and delightful decking area to one side.

The formal lawned area is bordered by well-established flower beds with a number of mature shrubs including camellias and magnolia. A path continues to one side down to brick built garage and productive vegetable area and large corner. Large formal lawned area to side with a number of fruit trees which have been planted by the existing owner and well established apple trees. At the far end is a nature pond with water feature. The garden to rear is bordered by stone dyke wall to one side and fencing to the other. Immediately to the rear is a compost area. Decked seating area. Gravel parking and turning point.

OUTBUILDINGS

Breeze-block outhouse ideal for storing garden furniture, bikes, etc.

GARAGE

Breeze-block garage with outside lights and power and fluorescent strip light inside. Concrete floor. uPVC double glazed doors. 2 uPVC double glazed picture windows one to side and another to rear. uPVC obscure glazed pedestrian access door. Tumble dryer. Chest freezer. RCD consumer unit.

BURDENS

The Council Tax Band relating to this property is B.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, 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 our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

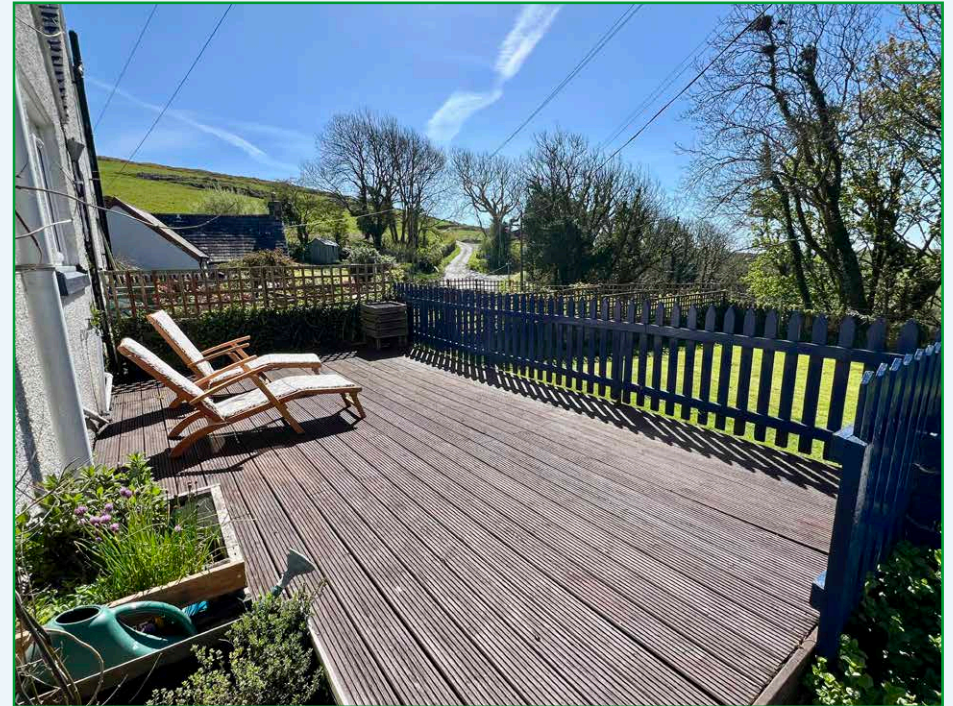
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (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 332 057.

Ref: SAK/LM/RYLAD01-01





PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
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GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP
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