



**galloway & avrshire properties**



# ‘Benchmark Cottage’

24 Main Street, Elrig, DG8 9RD

Traditional, detached, 3-bedroom property with sitting on a generous plot in a well sought after location.

Offers Over: £279,995 are invited

‘Benchmark Cottage’, 24 Main Street, Elrig, DG8 9RD



#### Key Features:

- . Comfortable 3-bedroom home
- . Separate outbuilding/ workshop
- . Oil fired central heating
- . Sits on approx.
- . Tranquil setting
- . Generous sized rear garden
- . Open feature fireplaces
- . Prime location
- . Ground floor WC





## Property description

A traditional style, spacious family home occupying a central location within the popular hamlet of Elrig. Sitting on a generous sized plot of approximately 2/3 of an acre within a short distance to the shores of Luce bay, this is an ideal opportunity to purchase substantial property in a well sought after location. This property provides well-proportioned accommodation over two levels having been extended to the rear, managing to include a ground floor WC and large living room to the rear with feature fireplace providing a rear outlook over garden ground. The extension also allows for a spacious bathroom and generous master bedroom to the rear. Sitting on a generous plot, benefitting from maintained garden ground to the rear stretching down to a tranquil setting at the 'Old Mill Burn'. A delightful property of both character and charm, viewings of this family home is to be thoroughly recommended.

With both the property being of traditional construction under a slate roof and extension to the rear, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground with side access for potential off-road parking. There is an outlook to the front over open farmland and beyond and outlook over garden grounds to the rear. There is an outbuilding to the side which has the potential to be used as decent storage/ workshop. The property also currently benefits from fully oil-fired central heating..

Local amenities are to be found in the village of Port William and include general store, hotel and primary school, while all major amenities are located in the market town of Newton Stewart including supermarkets, healthcare and secondary school. There is also a transport service available for schooling from close by. Other amenities are available in the town of Stranraer approximately 25 miles distant. The surrounding area is particularly attractive with its shoreline within easy reach and rolling farmland situated inland. Outdoor pursuits are numerous and include walking, fishing and a range of excellent golf courses within a few miles. Viewing of this most appealing home is to be thoroughly recommended.





## Accommodation

### Hallway

Front entrance into hallway providing access to ground level accommodation as well as stairs providing access to upper-level accommodation.

### Lounge

Lounge located towards front of property with hardwood flooring, 2 x single glazed sash and case style windows, central heating radiator & open feature fireplace with built in display recess.

### Dining Room

Spacious dining room with 2 x sash and case style windows (front single glazed) (side double glazed). Feature open fireplace, central heating radiator, built in storage and access into rear dining kitchen.

### Kitchen

Spacious dining kitchen towards rear of property with tiled flooring, central heating radiator, floor and wall mounted units, large rear double-glazed window as well as side double glazed sash and case style window to side. Stainless steel sink, ceramic hob and integrated oven as well as TV point and access to rear garden.

### Hallway

Hallway providing access to rear utility, living room and ground floor WC. Built in under stairs storage, BT phone socket and single panel central heating radiator.

### Utility

Rear utility comprising of floor and wall mounted units, worktop currently housing washing machine, tumble dryer, freezer and central heating boiler. Double glazed sash and case window as well as rear garden access as well as access to WC. Single panel central heating radiator.

### WC

WC towards rear of property with double glazed sash and case style window, single panel central heating radiator, toilet and WHB as well as floor mounted units.

### Living Room

Spacious living room to rear of property with hardwood flooring, large open feature fireplace, sliding patio doors into rear garden, 2 x double glazed sash and case style windows, central heating radiator and TV point.



## Accommodation

### Landing

Stairs leading up to half landing with single panel central heating radiator and Velux window to allow for natural light. Stair access through to rear extension as well as access to upper-level original bedrooms. Loft hatch access and built in storage between front bedrooms.

### Master Bedroom

Part of the extension towards to the rear, spacious master bedroom with 2 x sash and case windows providing rear outlook over garden, central heating radiator, BT phone socket.

### Bathroom

Spacious bathroom with separate toilet and WHB as well as bath with mains shower over bath, tiled flooring, double glazed sash and case window, single panel central heating radiator and tiled wall.

### Bedroom 2

Spacious double bedroom towards front of property with central heating radiator and single glazed sash and case window.

### Bedroom 3

Spacious double bedroom towards front of property with single glazed sash and case style window to front and large double-glazed window to rear providing rear outlook over garden as well as central heating radiator.

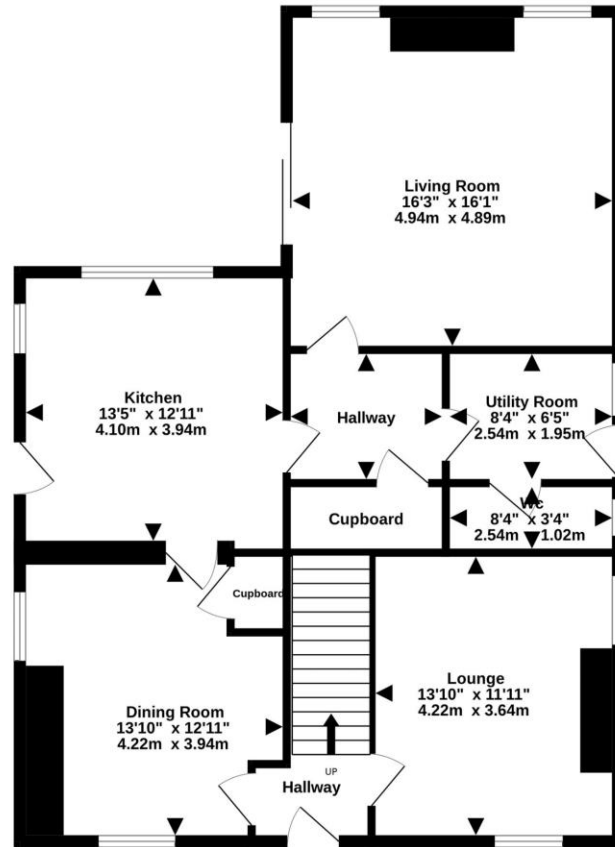
### Garden

Sitting on a large plot of approximately  $\frac{3}{4}$  of an acre, comprises of potential off-road parking to side of property with gravel area and outbuilding/ workshop. Border fencing and concrete patio area towards rear overlooking large maintained lawn area stretching down to river under woodland area with garden bench. Stone dyke wall borders, planting borders as well as woodland and hedges.

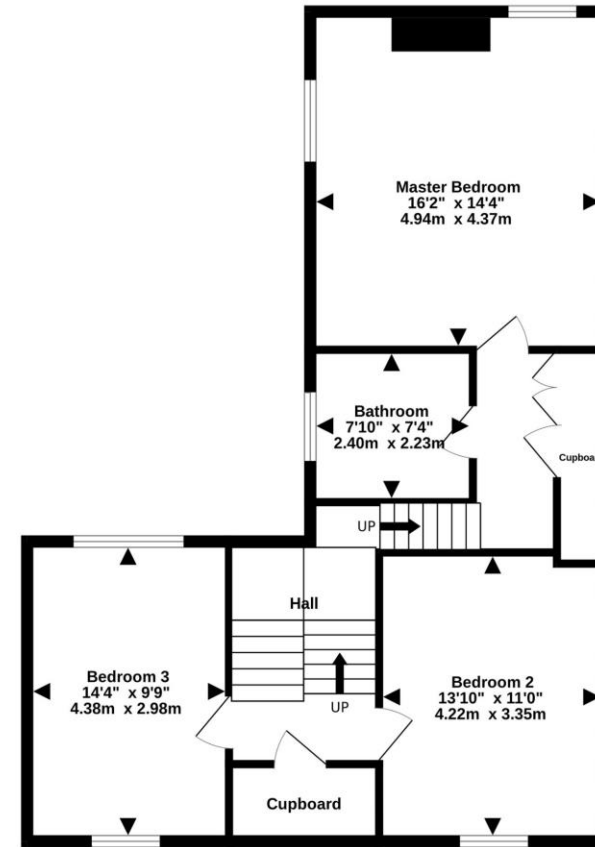




Ground Floor  
957 sq.ft. (88.9 sq.m.) approx.

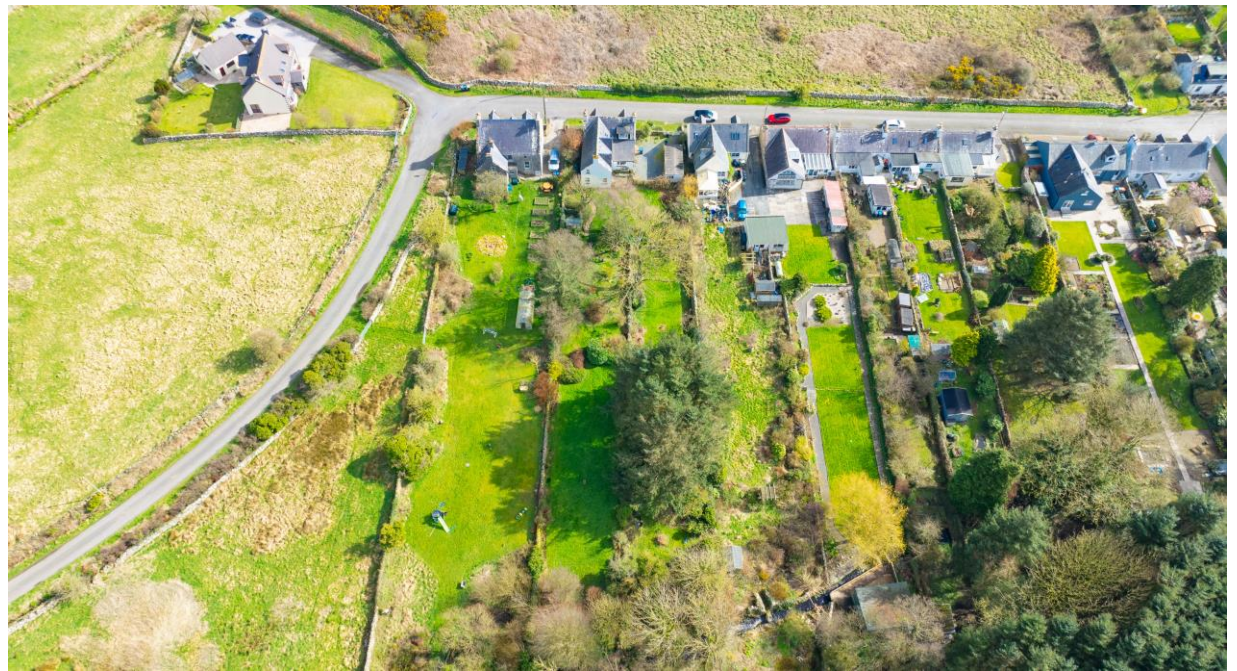


1st Floor  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 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

F(37)

## SERVICES

Mains electricity, water & drainage. Oil 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.

