



Craigengells Cottage,  
Barrhill, KA26 0PZ

3 Bedroom detached  
cottage, on elevated site  
with farm and woodland  
views

Offers Over: £200,000 are invited

# 'Craigengells Cottage', Barrhill, KA26 0PZ



## Key Features:

Elevated position with views over farm and woodland

Traditional cottage with modern DG, Oil CH and insulation

Sitting room with new multi-fuel stove

3 Bedrooms

Bathroom

Conservatory

Utility room

Enclosed rear garden with profile sheds





## Property description

Access road over which there is an uninterrupted right of way to a gravelled parking area suitable for two or three cars, side picket fence, boundary stock fencing and side gate leading to the rear. Outside light

Porch 2.32 x .22m single glazed windows with dual aspect, timber door, double built-in shelved cloak cupboard, tiled floor, cloak rail, ceiling light and radiator. Glass panel door to

Hallway 1.04 x 5.87m front DG window with views, radiator, heat detector, ceiling light, power point

Bedroom 1 3.8 x 2.7m front and rear DG windows, good size double room, 2 radiators, ceiling light, smoke detector and power points.

Bathroom 1.82 x 2.68m new WC, WHB, dual wireless controlled 'Mira' mains shower with removable head and fixed rain shower, new shower screen, panelled bath, vinyl flooring, fully tiled walls, mirrored cabinet, rear opaque window, radiator, ceiling light and extractor

Kitchen 3.1 x 2.82m good size well fitted kitchen with a range of base units, grey contrasting worktops, tiled splashback 2 rear DG windows and DG door to the conservatory. Single drainer stainless seal sink with mixer tap, open shelving, space for fridge freezer, built-in ceramic hob and double oven, radiator, tiled floor, extractor and loft hatch



### Conservatory

3.85 x 2.97m with laminate flooring, triple aspect, carbon fibre pitched roof, double doors to the patio area, internal windows to the kitchen, wall lights, power points, radiator

### Sitting Room

3.6 x 4.57m with front and side DG windows with open views, 2 radiators, TV connection, telephone point, power points, ceiling light, heat and carbon monoxide detector, feature solid oak mantle with Inglenook fireplace with new multi fuel fire on a stone hearth

### Bedroom 3

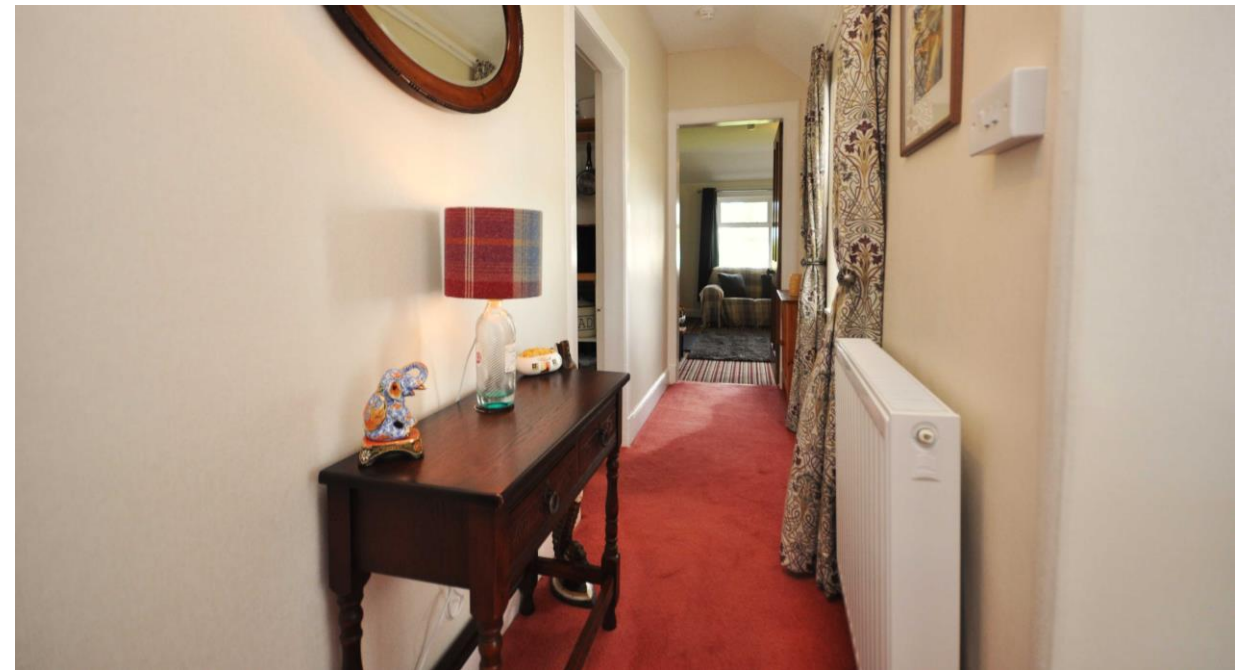
3.06 x 3m side DG window, radiator, ceiling light, power points. The removable shelving is not included.

### Bedroom 2

2.69 x 2.71m double room with rear DG window, built-in shelving and hanging rail, hatch to the insulated loft space, ceiling light, power points and 2 radiators

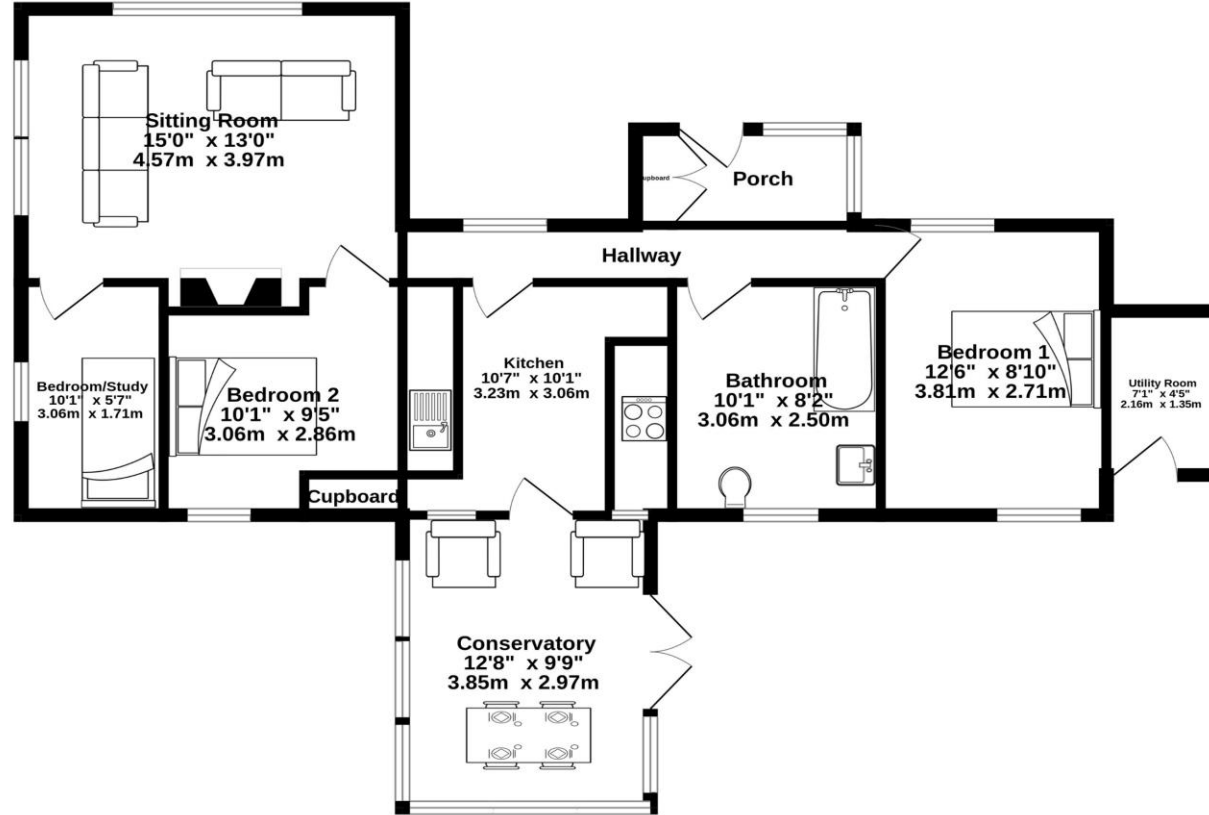
### Garden Ground

The rear garden is laid mainly with lawn with a gravelled hard landscape area immediately to the rear together with a patio? The outside boiler is located to the rear of the house side access steps lead up to an area where the oil storage tank is located the corrugated tin storage shed and a modern profile storage shed workshop then there's also wood store, Utility room attached to the side of the house and a brick built with power points, hot and cold water, ceiling light, shelving, plumbed for washing machine. There's also outside hot and cold taps and an outside light.





# Ground Floor



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 the integrated appliances, the fridge freezer in the kitchen, fitted carpets and blinds throughout. Certain other items may be available by separate negotiation.

## **COUNCIL TAX**

Band B

## **EPC RATING**

D(55)

## **SERVICES**

Mains water and electricity. Drainage to septic tank. Oil fired central heating and hot water.

## **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.

