
A B & A
Matthews
7B Main Street,
Whauphill,
DG8 9NR
Offers in the region of £75,000

The Machars is a tranquil coastal peninsula known for its charming villages, sandy beaches, and scenic walking routes. Ideal for sailing, cycling, birdwatching, and golf. Located nearby is Wigtown, officially designated Scotland's National Book Town in 1998 and home to a wide range of book shops. The annual Wigtown Book Festival takes place over 10 days and offers more than 200 events for adults and children. 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.



This is a perfect destination for those seeking outdoor adventure or peaceful rural living.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Located in a peaceful rural village, offering a perfect countryside retreat
- Spacious accommodation arranged over two floors
- Tastefully upgraded to a high standard throughout
- Bright open-plan living space with wood-burning stove
- Double glazing and modern electric heating

Nestled in a peaceful rural village just 11 miles from the market town of Newton Stewart, this beautifully refurbished one-bedroom end-terraced home offers the perfect blend of rustic charm and modern comfort. Thoughtfully upgraded to a high standard, the property features an open-plan living room and kitchen, creating a bright, welcoming space ideal for both relaxing and entertaining. A cosy wood-burning stove adds warmth and character, while modern electric heating and double glazing ensure year-round comfort.

Despite its tranquil setting, the home remains conveniently close to Newton Stewart's full range of amenities, including shops, a cinema, leisure centre, health centre, and both primary and secondary schools.

Whether you're looking for a weekend escape, a holiday let investment, or a peaceful permanent residence, this delightful home offers an exceptional opportunity to embrace the rural lifestyle without sacrificing convenience.

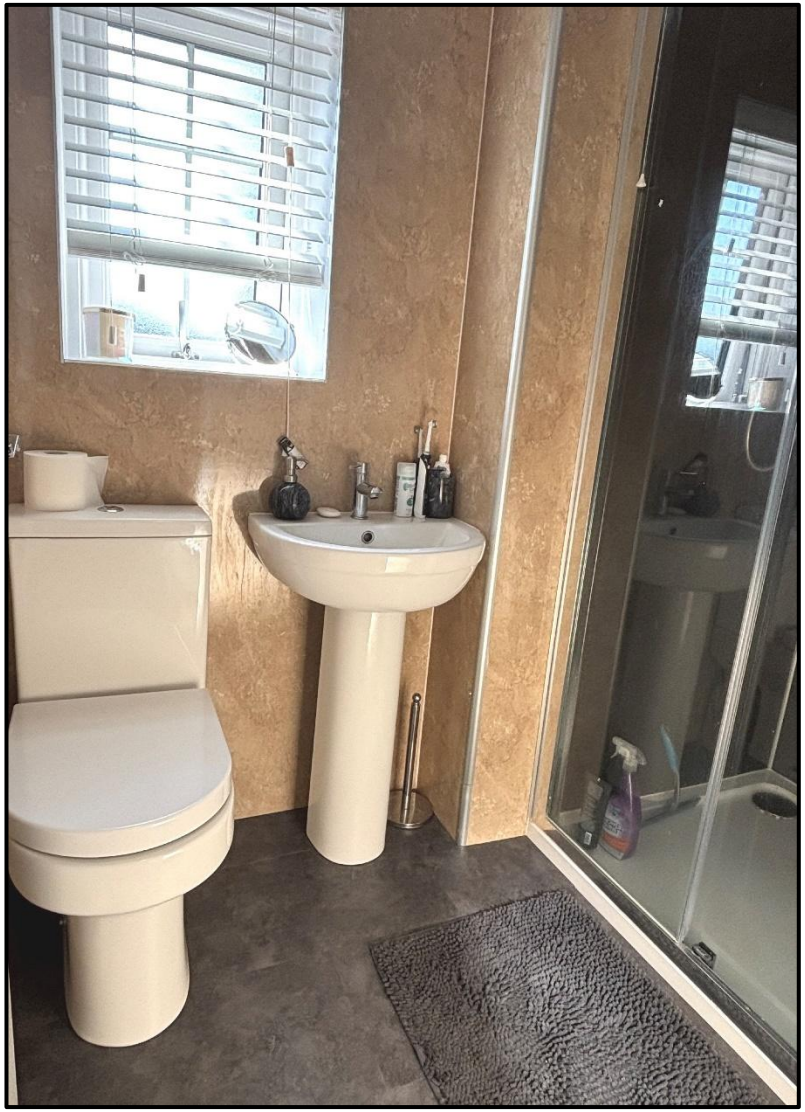


GROUND FLOOR ACCOMMODATION

Hall - 2.42m x 1.17m
UPVC glazed entrance door with transom window. Wall mounted electric meters. Understairs cupboard.

Lounge/Kitchen - 6.10m x 3.51m
Bright and airy room with east and west facing windows. The spacious lounge is tastefully decorated and benefits from an inset woodburning stove with floating oak beam above. The kitchen area is fitted with a good range of modern wall and floor units, ample worksurfaces, with matching upstands and inset stainless steel drainer sink. Integrated appliances include electric hob with built-under electric oven, chimney style extractor fan above and fridge. Space and plumbing for washing machine. Electric radiator.

Shower Room - 2.17m x 1.34m
Fully wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and walk-in shower with electric shower.



FIRST FLOOR ACCOMMODATION

Bedroom - 4.70m x 3.80m
East facing window. Hatch to attic. Electric radiator

Garden
Patio area to the front of the property.

SERVICES
Mains supplies of water and electricity. The property is connected to the mains drainage system.





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.

A B & A Matthews

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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.