

The logo for GAP (Galloway & Ayrshire Properties) features the letters 'GAP' in a bold, white, sans-serif font. The text is centered within a dark blue rectangular box. Above the top edge of this box is a stylized orange roof shape.

**GAP**

**galloway & ayrshire properties**

A photograph of a two-story terraced house with a light-colored, pebbledash exterior. The house has several white-framed windows, some with curtains. A dark grey Citroën car is parked in a gravel driveway in the foreground. To the right, a dark grey hatchback is also parked. In the background, a white motorhome is visible behind a black fence. The sky is blue with scattered white clouds.

**11 Randolph Crescent, Garlieston**

Newton Stewart

**Offers Over £100,000**



# 11 Randolph Crescent

Garlieston, Newton Stewart

Local amenities within this popular village include local pub, seasonal café, village hall as well as a petrol station/ convenience shop. All major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach.

Council Tax band: B

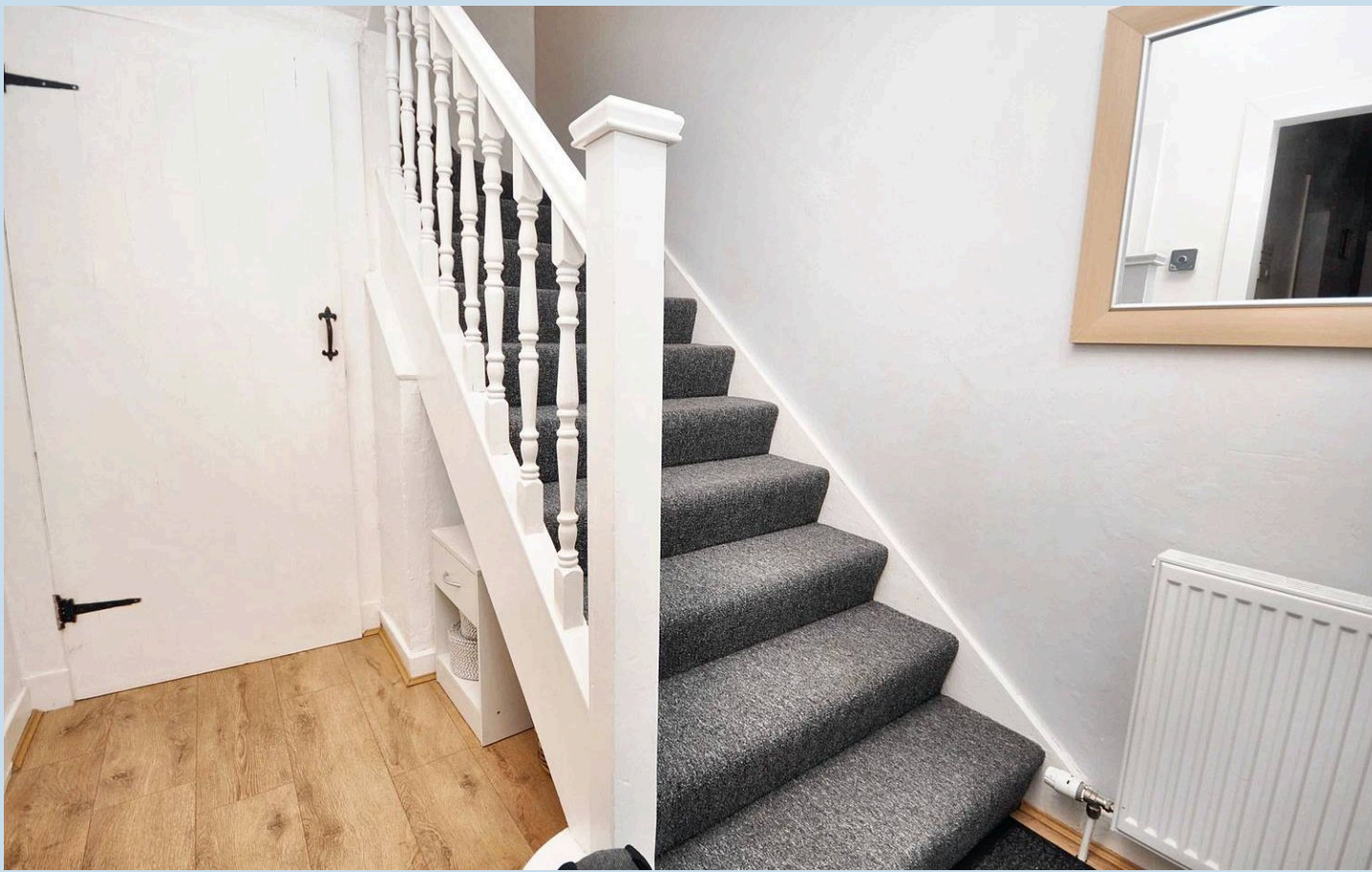
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Ideal first time purchase
- Walk in condition
- Newly fitted double glazing
- Feature wood burning stove
- Splendid bathroom
- Sea views
- Large enclosed garden
- Off road parking
- Rear views over farmland & beyond





## 11 Randolph Crescent

Garlieston, Newton Stewart

Presenting this exceptional 2-bedroom semi-detached house, an ideal first-time purchase for those seeking a home of both style and substance. This property exudes walk-in condition, boasting newly fitted double glazing to enhance energy efficiency, while the elegant feature wood-burning stove provides a focal point in the spacious living area. The splendid bathroom is a sanctuary of relaxation, adorned with modern fixtures and fittings. Enjoy breath taking sea views from the comfort of your own home, offering a tranquil escape from the every-day hustle and bustle.

Step outside to discover the expansive outdoor space that sets this property apart. The large enclosed garden to the rear of the property is a haven of tranquillity, featuring a generous well-maintained lawn area. A stand-alone storage shed offers practicality for storage needs, while the fenced border ensures privacy and security. Additionally, a log store and gravel section with an LPG tank complete this outdoor oasis. Take in the serene open views over fields and farmland beyond, a sight to be treasured all year round. Furthermore, a gravel driveway to the front of the property provides ample off-road parking for residents and guests alike, ensuring convenience and ease of access. Don't miss this opportunity to make this enchanting property your own and experience the beauty of coastal living combined with the tranquillity of countryside surroundings.



### Hallway

Front entrance leading into hallway providing access to full ground level accommodation as well as stairs providing access to upper level accommodation. Built in storage and central heating radiator.

### Lounge

13' 7" x 13' 3" (4.14m x 4.03m)

Spacious lounge towards front of the property with feature wood burning stove, central heating radiator and large double glazed window providing a front outlook. Access to kitchen also.

### Kitchen

8' 4" x 7' 10" (2.53m x 2.40m)

Bright and modern kitchen to rear of property with floor and wall mounted units. Integrated electric cooker and fan oven, stainless steel sink with mixer tap and granite effect worktops. Double glazed window providing rear outlook over garden grounds and beyond as well as access to rear garden via uPVC door.

### Bathroom

7' 10" x 5' 3" (2.40m x 1.61m)

Generous sized, bright and modern bathroom with electric shower over bath, separate toilet and WHB. Tiled walls, double glazed window as well as central heating radiator.

### Bedroom

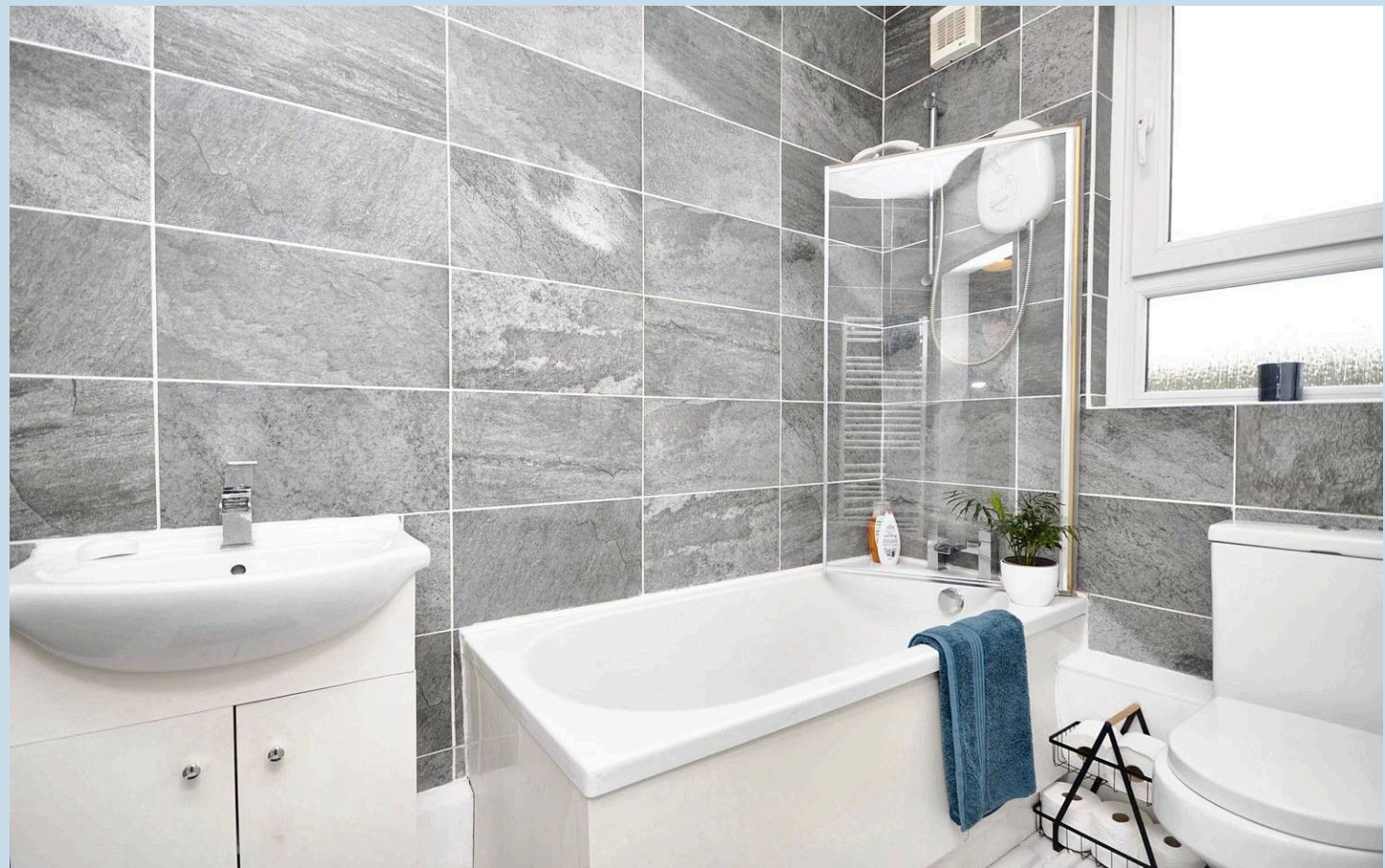
13' 7" x 11' 6" (4.14m x 3.50m)

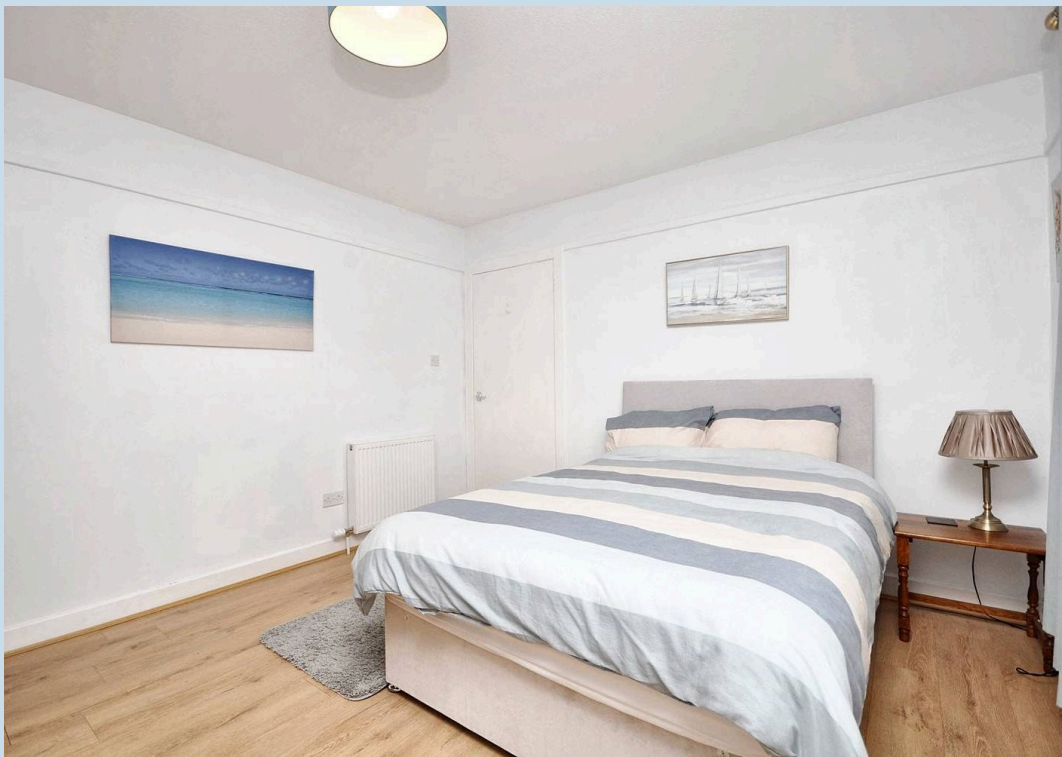
Spacious double bedroom on upper floor with large double glazed window providing front outlook and sea views. Central heating radiator and built in storage also.

### Bedroom

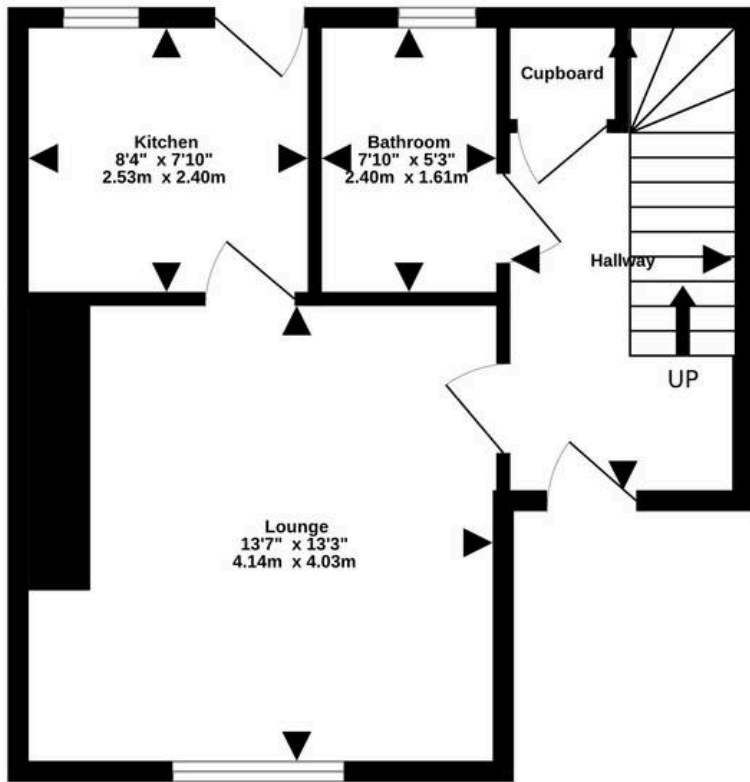
13' 7" x 9' 7" (4.14m x 2.93m)

Spacious double bedroom on the upper floor with large double glazed window providing an outlook over the rear garden and farmland beyond. Central heating radiator as well as loft hatch access.

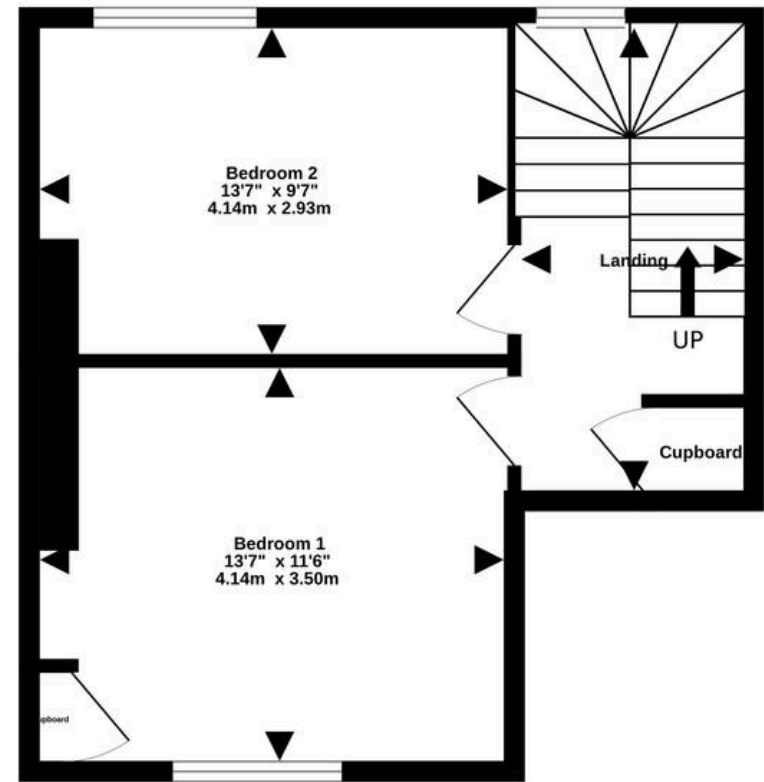




Ground Floor  
363 sq.ft. (33.7 sq.m.) approx.



1st Floor  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Galloway & Ayrshire Properties

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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.