


The logo for GAP (Galloway & Ayrshire Properties) features the letters 'GAP' in a bold, white, sans-serif font inside a dark blue rectangular box. Above the box is a yellow roof-like shape.

*galloway & ayrshire properties*



# 12 Woodlands Drive

Newton Stewart, DG8 6GY



Modern, end of terrace 2-  
bedroom property in walk  
in condition. An ideal first-  
time purchase.

Offers Around: £118,000 are invited

12 Woodlands Drive, Newton Stewart, DG8 6GY



1



2



1

#### Key Features:

- . Modern family home
- . Convenient location
- . Ideal first-time purchase
- . Two double bedrooms
- . Full uPVC double glazing
- . Enclosed garden ground
- . Ground floor WC
- . Potential buy-to-let investment
- . Walk in condition





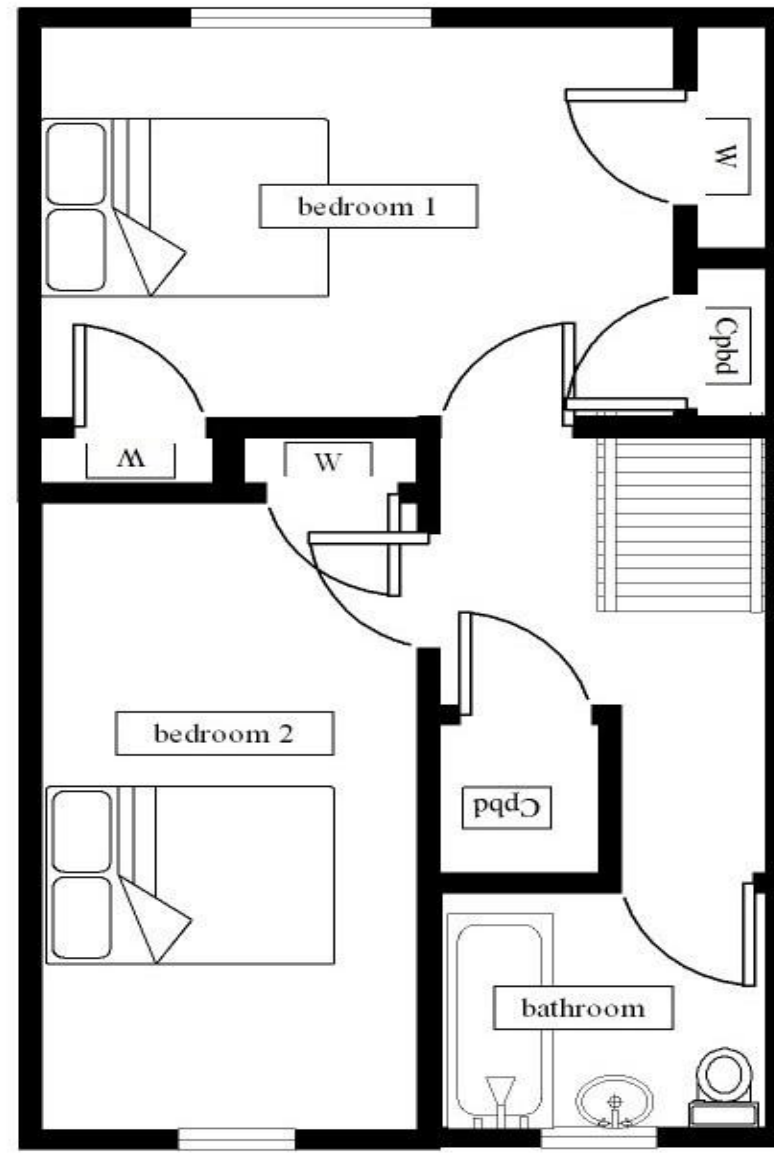
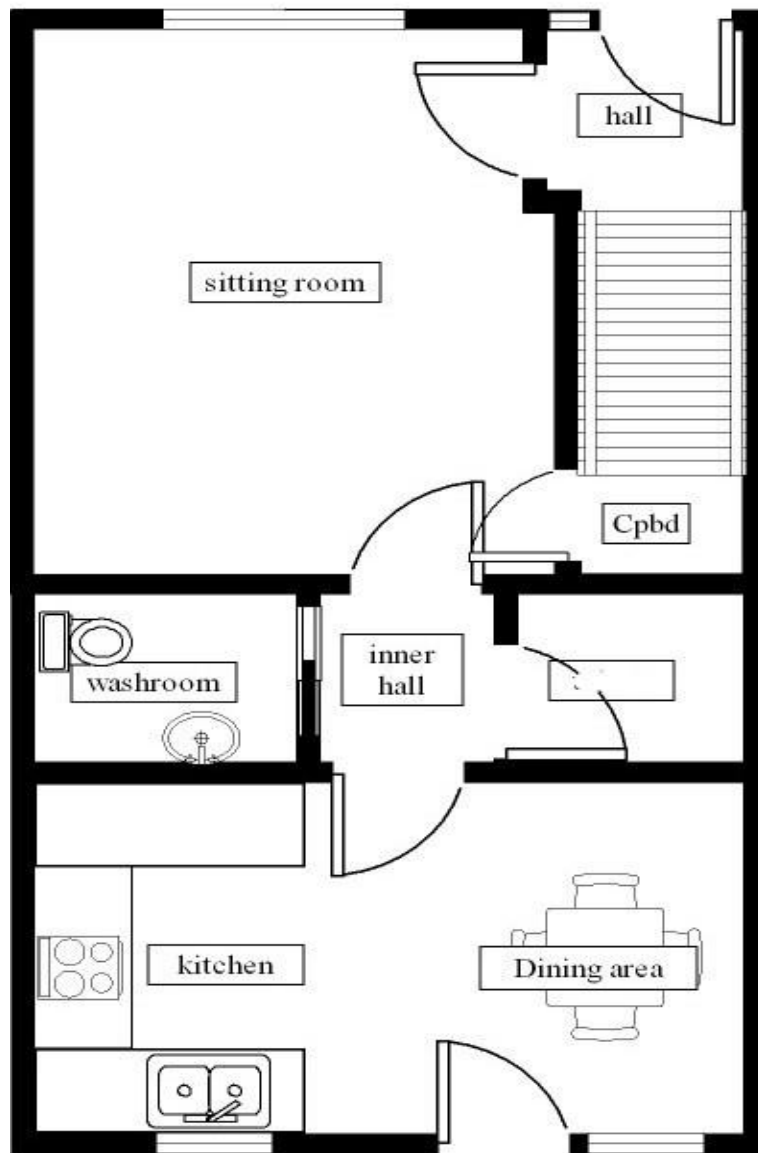
## Property description

An opportunity arises to acquire a modern, end of terrace property located within a housing development (completed in 2016), which provides spacious accommodation over two levels. In good condition throughout, this property benefits from a spacious lounge, modern dining kitchen, bright décor throughout as well as being fully double glazed with gas fired central heating. This property also benefits from a ground floor WC as well as a ground floor office/study which can easily be reverted to a wet room. There is also an easily maintained, enclosed garden ground to the rear as well as off road parking to the front. This property would be an ideal first-time purchase or buy-to-let investment. Viewing is thoroughly recommended.

The property which is located within easy reach of the town centre and all amenities is of traditional construction under a tile roof. As well as benefiting from both a WC on the ground floor as well as a bathroom on the upper level with two spacious double bedrooms. It is situated adjacent to other properties of varying style with an outlook to the front to neighbouring properties and to the rear over the garden ground, houses and the local secondary school.

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. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in Newton Stewart and Stranraer (25 miles).





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.

## Accommodation

### ENT. HALL

Carpet flooring, ceiling light, radiator, carpeted stairs to the upper floor, central heating control unit. Smoke/heat detection.

### SITTING ROOM

Front DG window, radiator, laminate flooring, ceiling light, smoke alarm, under stair storage cupboard with meters, power points. Satellite connections.

### STUDY

With built in storage display units and BT phone socket.

### WASHROOM

Vinyl flooring, white WC, WHB and wall tiles. Ceiling light, ventilation and radiator.

### KITCHEN DINER

Range of base and wall cupboards in wood effect, vertical chrome handles, dark contrasting worktops, built in electric oven, 4 ring gas hob and stainless-steel extractor. Wall tiling, power points, fan control, cooker hood/cooker control. Wall mounted gas fired combi boiler, stainless steel sink with individual taps, plumbed for washing machine. DG window to rear.

### LANDING

Carpeted stairs and landing area with ceiling light, power points, hatch to the insulated loft space, shelved storage cupboard and access to all upper floor rooms.

### BATHROOM

Panelled bath with direct shower, WHB, WC, vinyl flooring, opaque DG window, radiator, ceiling light and ventilation. Modern wall panelling.

### BEDROOM 2

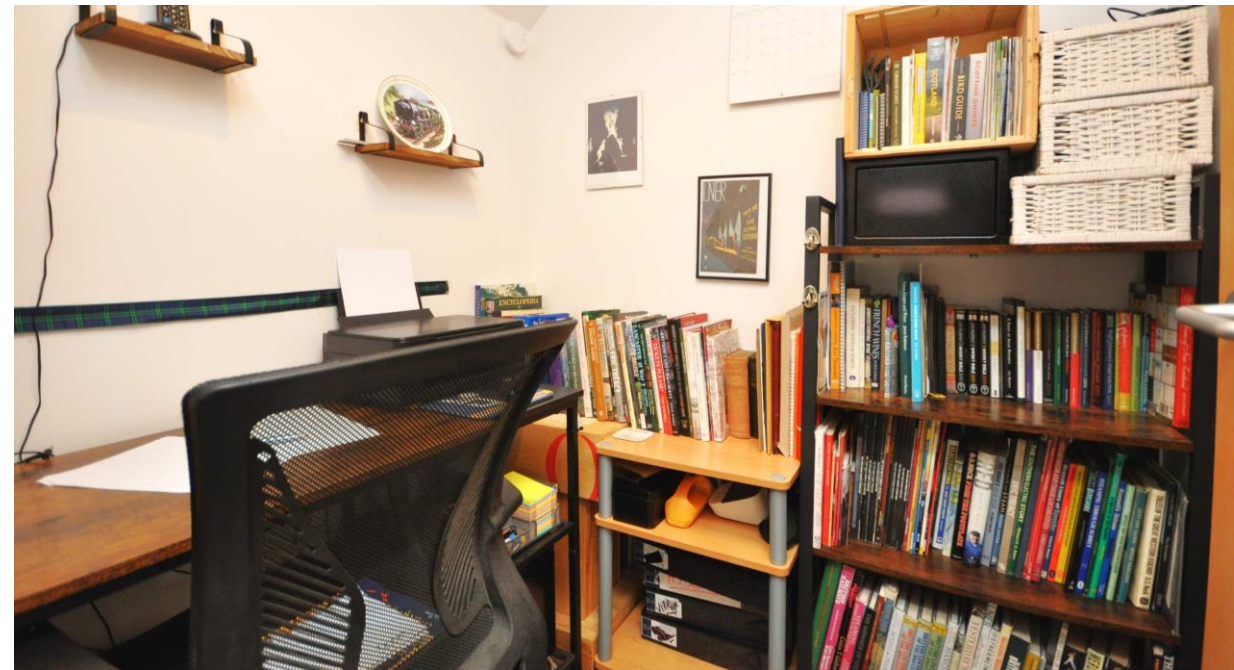
Good size double room. Rear DG window, radiator, power points, ceiling light and deep built in wardrobe.

### BEDROOM 1

Front DG window with views over the town towards the hills. Radiator, power points, built in wardrobe, built in storage cupboard and a third walk in cupboard with hanging rail etc. Ceiling light.

### GARDEN

The front of the property is blocked paviour with off road parking and front path. Outside lighting. Access from the Dining room or from a side pathway leading to the rear garden which is laid with concrete patio, gravel borders, enclosed with timber fencing, drying area and garden shed.







### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band C

### EPC RATING

C - 79

### SERVICES

Mains electricity, water and drainage. Gas 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.

