

G · A · P

Galloway & Ayrshire Properties







**Semi-detached family house situated on the edge of Newton Stewart.**

**Extensive hard landscaped outside space**

**An ideal family home or buy to let investment**

**Accommodation over 2 levels comprising:-**

**HALL, SITTING ROOM, KITCHEN DINER.**

**Upper floor with 2 double BEDROOMS and**

**BATHROOM**

**Double glazed.**

**Electric heating**

**Generous off road parking with potential to extend the property.**

**Quiet location with easy access to town centre.**

**Mains services**

**OFFERS AROUND £115,000**

**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.





#### **ACCOMMODATION:**

UPVC DG door to the front

Hallway 1.34 x 1.43m with radiator, carpeted stairs to the upper floor, ceiling light, meter and fuse boxes, power point and telephone point. Glazed panel door to

Sitting room 3.5 x 5.55m double glazed bay window with fitted vertical blinds, carpet, ceiling light, radiator, telephone point, power points, fireside arch with cupboard storage below, TV connection, glass panel door to

Kitchen Diner 4.95 x 2.28m good size space with a range of base and wall units in wood finish with contrasting worktops, tiled splash back, hot water control, built-in electric oven and ceramic hob with concealed extractor, rear DG window with vertical blind, 1 1/2 stainless steel sink with mixer tap, plumbed for washing machine, glazed display cupboards with open corner shelving. Radiator, power points, ceiling spotlights and under stair cupboard with small single glazed window, light, shelving and power. Rear UPVC DG door

Upper Floor with carpeted stairs, timber handrail, side DG window with vertical blinds on the landing, loft hatch, smoke alarm, ceiling light and power points



**Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches. Terms and conditions apply. **Disclaimer: Misrepresentation Act 1967**  
The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.

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**Bedroom 1** 4.15 x 3.91m large double room with front DG bay windows with fitted vertical blinds, power points, wall mounted Dimplex heater, double built-in, walk in wardrobe (with some slight dampness noted on the outside wall) further double built-in waist high storage cupboard over the stairwell, ceiling light

**Bedroom 2** 3.65 x 2.7 max rear DG window with fitted vertical blind, wall mounted electric panel heater, spotlights, built-in shelved storage cupboard with hot water tank and power points

**Bathroom** 2.11 x 1.81m side DG opaque window with fitted vertical blinds, wall panelling, enamel bath with electric shower, folding screen, Shell style hand basin with cupboard below, WC, wall mounted fan heater, ceiling light and painted panelled ceiling.

### **GARDEN GROUND**

The garden ground is extensive and is laid with gravel. The area lies to the front with a substantial area to the side and rear paved patio. The area is surrounded by a painted block wall. Timber garden shed. Satellite dish and exterior lighting.

### **COUNCIL TAX**

**Band B**

**EPC Rating** F - 33

### **SERVICES**

Mains water drainage and electricity. It is understood that mains gas is in the street.

### **VIEWING ARRANGEMENTS**

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

### **OFFERS**

Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.

**PRICE** On application to the selling agents.

