



14 Woodlands Drive, Newton Stewart

DG8 6GY

Offers Over £110,000







# 14 Woodlands Drive

Newton Stewart, DG8 6GY

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).

Council Tax band: C

Tenure: Freehold

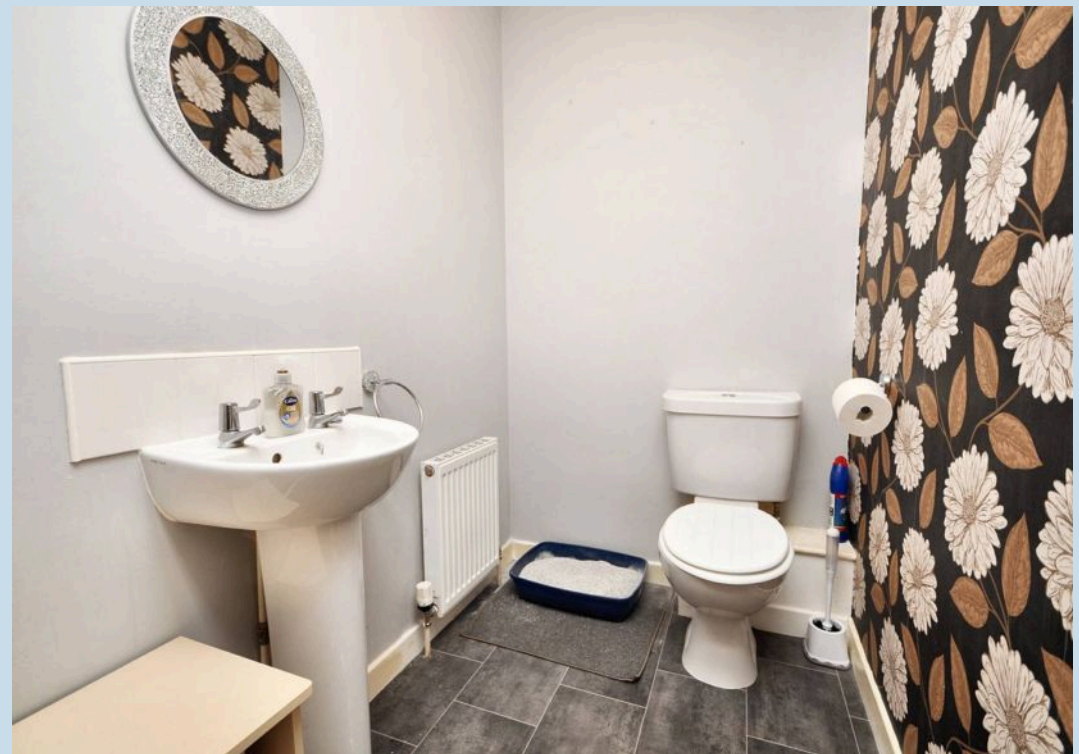
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ideal first time purchase
- Modern build
- Off road parking
- Enclosed garden grounds
- Gas fired central heating
- Fully double glazed
- Ground floor WC
- Convenient location
- Well proportioned accommodation











This modern 2-bedroom terraced house is the ideal first-time purchase for those seeking a convenient location combined with comfortable living. Boasting a modern build, the property features off-road parking, perfect for ensuring hassle-free parking arrangements. The house is equipped with gas-fired central heating, ensuring warmth and comfort during the colder months. Fully double glazed, the property is designed to maximise energy efficiency while providing a bright and welcoming atmosphere. The inclusion of a ground floor WC adds to the convenience and practicality of the home. Inside, the well-proportioned accommodation offers ample living space for residents to relax and entertain, making it a perfect place to call home.

The outdoor space of this property complements the indoor living experience perfectly. Accessible from the dining area, the rear garden features a concrete panel pathway, maintained lawn area, gravel borders, and timber fencing, creating a private and tranquil outdoor sanctuary. Additionally, the garden includes a drying area and outside storage containers, offering practical solutions for every-day living. At the front of the property, the blocked paviour driveway provides off-road parking, while the front path and outside lighting add to the property's kerb appeal. Whether you're looking to host outdoor gatherings or simply enjoy some fresh air, this property offers a well-balanced blend of indoor comfort and outdoor convenience, making it an ideal choice for discerning buyers seeking a modern and inviting living space.





### Hallway

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

### Lounge

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

### WC

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

### Dining Kitchen

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

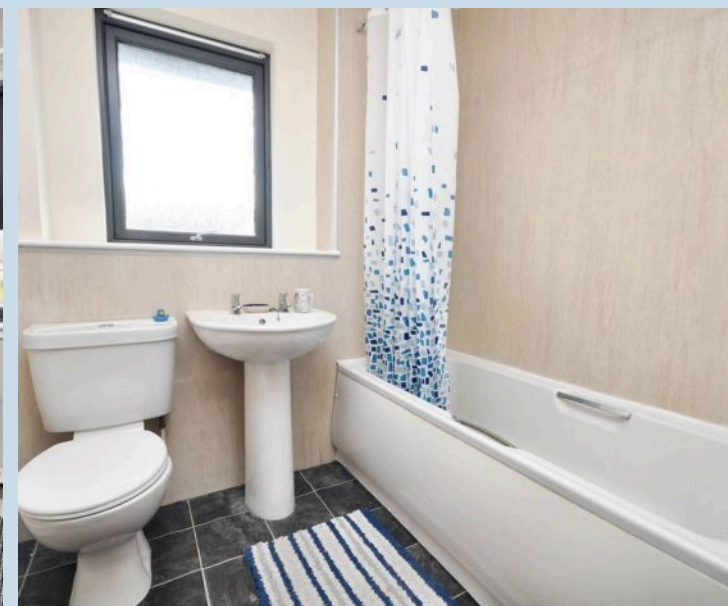
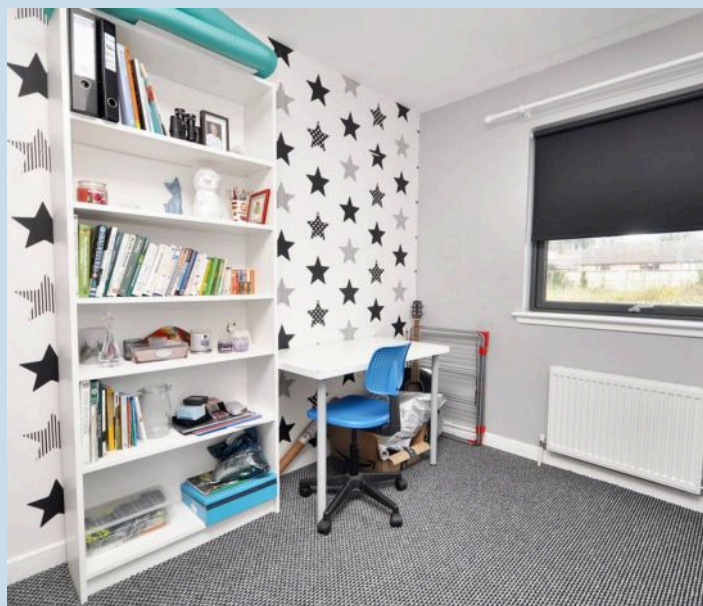
Panelled bath with direct shower, WHB, WC, vinyl flooring, opaque DG window, radiator, ceiling light and ventilation. Modern wall panelling.

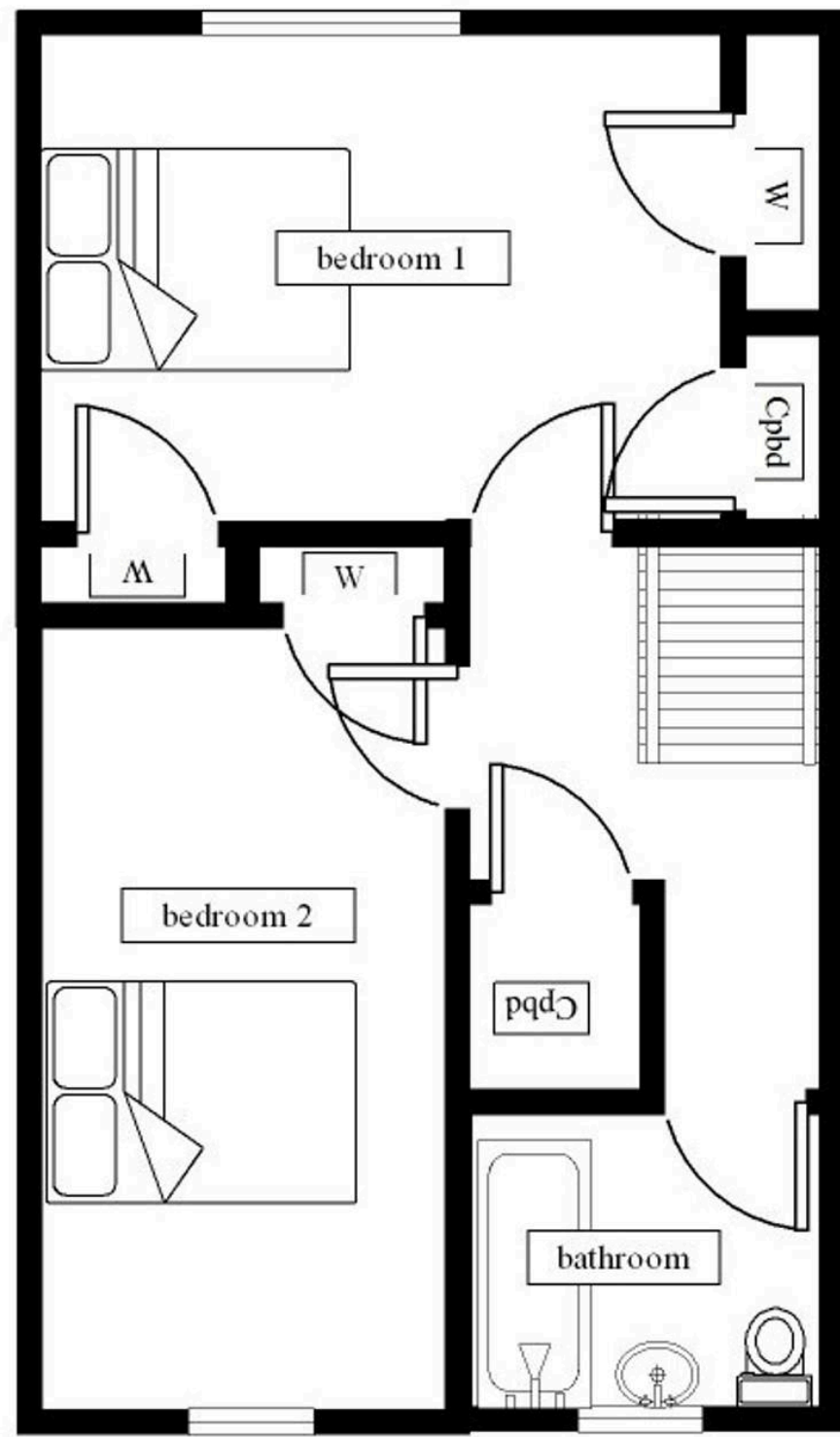
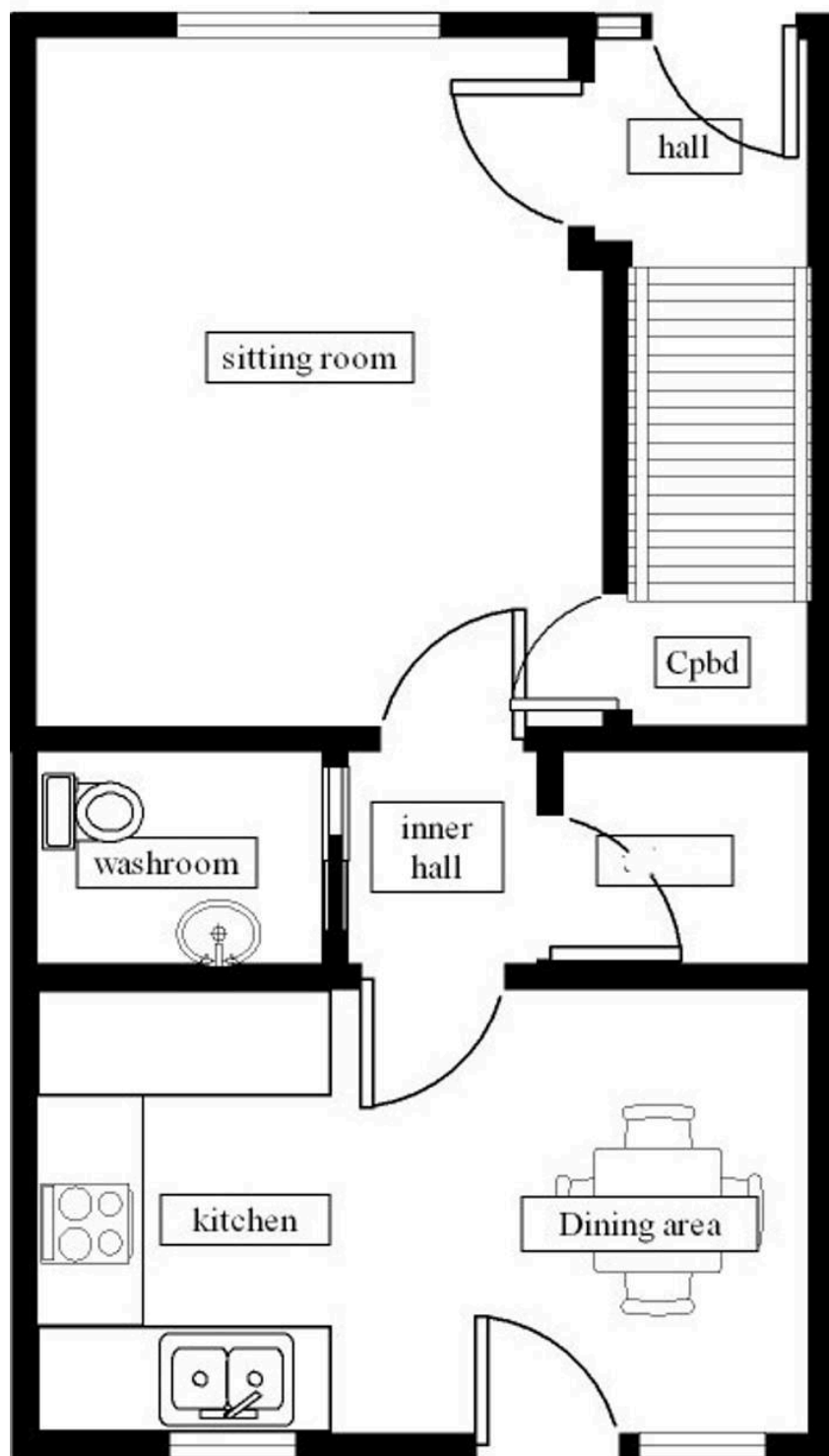
### Bedroom

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

### Bedroom

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.









## 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.