



17 Maxwell Drive

Newton Stewart, DG8 6EL



Detached bungalow in a well sought after area in walk in condition and off-road parking.

Offers Over: £145,000 are invited

17 Maxwell Drive, Newton Stewart, DG8 6EL



1



2



1

Key Features:

- . Detached bungalow
- . Garage
- . Gas fired central heating
- . Well maintained garden grounds
- . Full UPVC Double glazing
- . Walk in condition
- . Prime location
- . Off road parking
- . Two double bedrooms





Property description

An opportunity to acquire a very well-presented property occupying a quiet private residential location within easy reach of the town centre and all major amenities. This is a bright, well-proportioned detached bungalow which is in good condition throughout having been well maintained to include, spacious dining kitchen, modern shower room, bright décor, gas fired heating and uPVC double glazing. Generous and well-maintained private garden ground to the front and rear with ample off-road parking and detached garage. Located in a well sought after area, viewing is to be highly recommended.

The property which is located within easy reach of the town centre and all amenities is of timber frame construction under a tile roof. Having been well maintained, this property comprises of a spacious lounge providing access into a modern, bright dining kitchen as well as having a bright and compact shower room. This property also benefits from having two double bedrooms as well as a detached garage of traditional construction with a driveway to allow for ample off-road parking. There is a fully enclosed area of well-maintained private garden ground to the front and rear. It is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties and to the rear over the garden ground, houses and woodland beyond.

All major amenities including healthcare, supermarkets, indoor leisure pool complex and primary/secondary schooling are located only a short distance away. Viewing of this first-class family home is to be recommended.





Accommodation

Hallway

Main entrance via UPVC door to open hallway providing full access to living accommodation, built in storage, central heating radiator and loft hatch access.

Lounge

Spacious lounge with large double-glazed window providing front outlook, central heating radiator TV point and access into kitchen.

Kitchen

Dining kitchen with floor and wall mounted units, large double-glazed window providing front outlook, central heating radiator, granite style worktops, integrated electric oven and hob as well as built-in extractor fan, composite sink with mixer tap, integrated fridge and freezer and plumbing for washing machine. UPVC door providing rear outside access also.

Shower room

Bright shower room with separate toilet & wash hand basin, walk-in shower cubicle with electric shower and splash panel boarding, tiled wall, large double-glazed window, mirror display cabinet, central heating radiator and built-in extractor.

Bedroom 1

Double bedroom towards front of property with large double glaze window providing rear outlook, central heating radiator and built in storage.

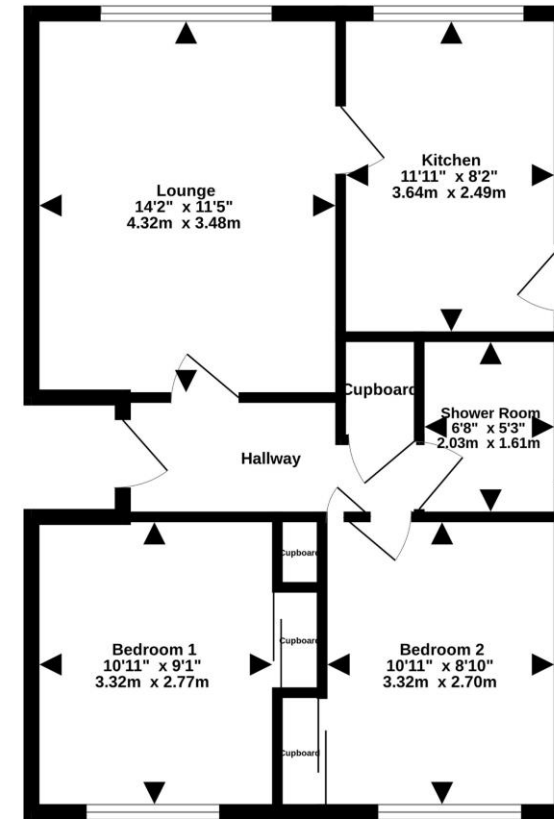
Bedroom 2

Double bedroom towards rear priority with large double glaze window providing rear outlook, central heating radiator and built and storage.

Garden

Front and rear garden comprising of maintained lawn area to front and spacious driveway for ample road parking, detached garage and garden shed with concrete pathway leading to rear garden comprising of gravel area and outside storage.

Ground Floor
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band C

EPC RATING

C(71)

SERVICES

Mains electricity, water & 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.

