



35 Glentrool, Glentrool Village  
Newton Stewart, DG8 6SY.

Recently extended, semi-detached villa in a tranquil location in walk in condition.

Offers Over: £165,000 are invited

35 Glentrool, Glentrool Village , Newton Stewart, DG8 6SY



#### Key Features:

- . Semi-detached villa
- . Generous/ elevated plot
- . Modern electric heating / under floor heating
- . Recent rear extension
- . Full UPVC Triple/ double glazing
- . Large enclosed garden
- . Tranquil location
- . Off road parking
- . Stunning outlook





## Property description

A superbly presented semi-detached villa, located within the most picturesque setting on the tranquil village of Glentool, sat on a generous sized plot allowing for spacious garden grounds. The property is in immaculate condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, under floor central heating to the rear extension as well as electric heating and full modern triple/ double glazing. With a front entrance providing access to the original living accommodation. This comprises of an open plan spacious front lounge with feature 'Dowling' wood burner and modern kitchen with feature solid fuel Rayburn stove. There is also a modern and bright bathroom with mains shower over bath in excellent condition. The property has since benefitted from being extended to the rear, which allows for separate utility space as well as rear access to the garden and bright and spacious garden room providing a full outlook over the rear garden grounds and French UPVC doors for outside access. A stunning property to which viewing is to be thoroughly recommended.

This property is of traditional construction under a slate roof with a flat roof extension. The property benefits from triple glazing throughout as well as double glazed Velux windows in the master bedroom. The rear extension currently benefits from under floor heating whilst the rest of the accommodation benefits from modern/ programmable electric heating throughout. Currently comprising of two double bedrooms and two public rooms, the dining room has the potential to be used as a ground floor third bedroom. Sitting on a generous sized plot in an elevated position this allows for spacious, sunny garden grounds comprising of two paved patio areas, well maintained lawns and border hedging. The plot also allows for ample off-road parking to the front stunning views overlooking the village and woodland beyond to the front as well as woodland to the rear. This tranquil location allows for the garden grounds to receive regular visitors from badgers, foxes, deer and red squirrels as well as wild birds and hedgehogs.

This property is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties and woodland beyond. To the rear there is an outlook over the garden ground as well as woodland managing to provide a tranquil setting in a peaceful location. Within walking distance to local amenities to include the local community centre 'The Hive'. 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.





## Accommodation

### Hallway

Front entrance via UPVC storm door, entering into spacious open hallway providing access to full ground level accommodation as well as stairs providing access to upper-level accommodation. Open plan access to lounge, access to fuse box and electric meter as well as double glazed window to front and built in storage.

### Lounge

Open plan lounge to front of property with feature 'Dowling' wood burning stove, 2 x double glazed windows providing front outlook, electric heater, TV point as well as open access to kitchen and hallway.

### Dining Kitchen

Spacious modern dining kitchen with floor and wall mounted units. Solid wood walnut worktops, granite sink with mixer tap, soft close cupboard doors, 4 ring induction hob and oven as well as 'Rayburn' solid fuel range. Access to rear garden room and utility via UPVC door as well as double glazed window.

### Utility

Rear porch currently used as utility space housing white goods to include plumbing for washing machine. Velux window to allow natural light, rear outside access via UPVC storm door as well as access to garden room.

### Garden Room

Rear extension allowing for spacious garden room providing rear outlook over garden grounds. Of traditional construction with French UPVC doors opening onto Indian stone patio and outside seating area. Large double-glazed window as well as TV point and electric heater.

### Dining Room/ 3<sup>rd</sup> Bedroom

Currently used as a dining room to the rear of the property, potential for ground floor bedroom with electric heater. French UPVC doors also allowing outside access onto 2<sup>nd</sup> Indian stone patio in rear garden.

### Bathroom

Modern ground floor bathroom comprising of mains shower over bath, separate toilet and WHB with fitted storage units, Splash panel boarding, built in extractor, electric heater and double-glazed window rear.



## Accommodation

### Landing

Open landing providing access to all upper-level accommodation with double glazed window to side providing views over woodland and beyond. Built in eaves storage and electric heater.

### Bedroom 2

Spacious double bedroom towards front of property with large double-glazed window providing front outlook over garden and village as well as electric radiator and loft hatch access.

### Bedroom 1

Spacious upper floor double bedroom with large double glazed Velux windows providing rear outlook over garden grounds and Galloway Forest beyond. Brick built feature fireplace currently housing electric burning stove as well as electric radiator.

### Garden

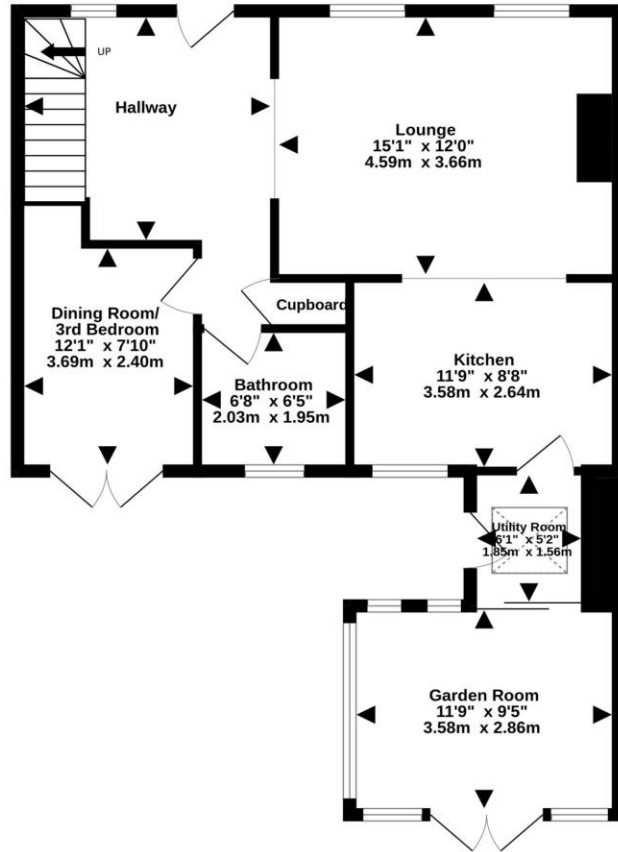
Sit on a generous sized plot, a well-stocked garden to front and rear comprising of shrubs and herbaceous perennials providing colour through spring and summer. Concrete driveway for ample off-road parking and paved pathways and gravel borders. Rear garden with well-maintained lawn area, garden shed, Indian stone patios and sitting area as well as direct access into Galloway Forest.



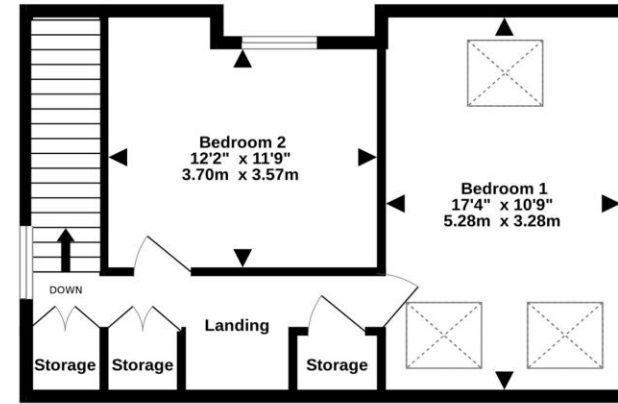




Ground Floor  
679 sq.ft. (63.1 sq.m.) approx.



1st Floor  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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. Four sheds, plus log store, a greenhouse and wooden wheelie bin store are to be included within the sale price.

### COUNCIL TAX

Band B

### EPC RATING

E(41)

### SERVICES

Mains electricity, water & drainage. Electric 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.

