



G · A · P

Galloway & Ayrshire Properties

www.gapinthemarket.com

4 Cunninghame Terrace
Newton Stewart
DG8 6DY



An opportunity to acquire a very well-presented property occupying a quiet private residential cul-de-sac location within easy reach of the town centre and all major amenities. This is a deceptively spacious mid terrace property which is in excellent condition throughout having been well maintained to include, internal woodwork, internal plaster work, fresh carpets, bright décor, modern electric heating and uPVC double glazing. Easily maintained shared garden ground to the rear. Viewing is to be highly recommended

**HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM,
2 BEDROOMS, GARDEN**

Offers Around £75,000 are invited

Occupying a quiet cul-de-sac location within a private residential area, this is a spacious mid-terrace property which displays well-proportioned and comfortable accommodation over two floors.

The property which is located within easy reach of the town centre and all amenities is of traditional construction under a new slate and partially new felt roof.

In excellent condition throughout having recently been well maintained with internal woodwork, internal plaster work, fresh carpets, bright décor, modern kitchen, delightful shower room, uPVC double glazing and modern electrical heating.

There is a fully enclosed area of easily maintained shared garden ground to the rear.

It is situated adjacent to other terraced properties of varying style with an outlook to the front over neighbouring properties and to the rear over the garden ground towards the River Cree.

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.



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. For full details contact one of our branches.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the fitted carpets and blinds throughout. Any other furnishings are to be negotiated separately.

COUNCIL TAX - Band B (£1,308.07 for 2022 to include water and drainage)

EPC Rating - G - 20

SERVICES

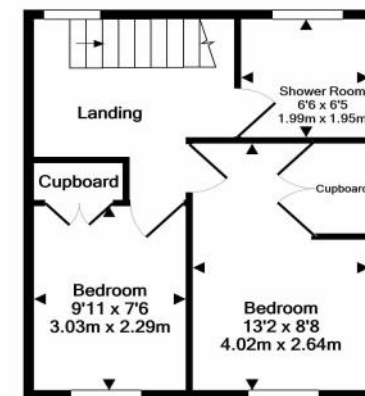
Mains

VIEWING ARRANGEMENTS

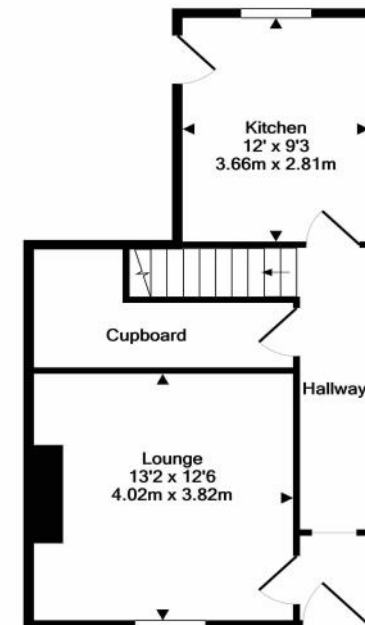
Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

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.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only
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