



6 Culderry Row

Garlieston, Newton Stewart, DG8 8BE

Substantial, semi – detached
3-bedroom property with off
road parking and
conservatory to the rear.

Offers Over: £210,000 are invited

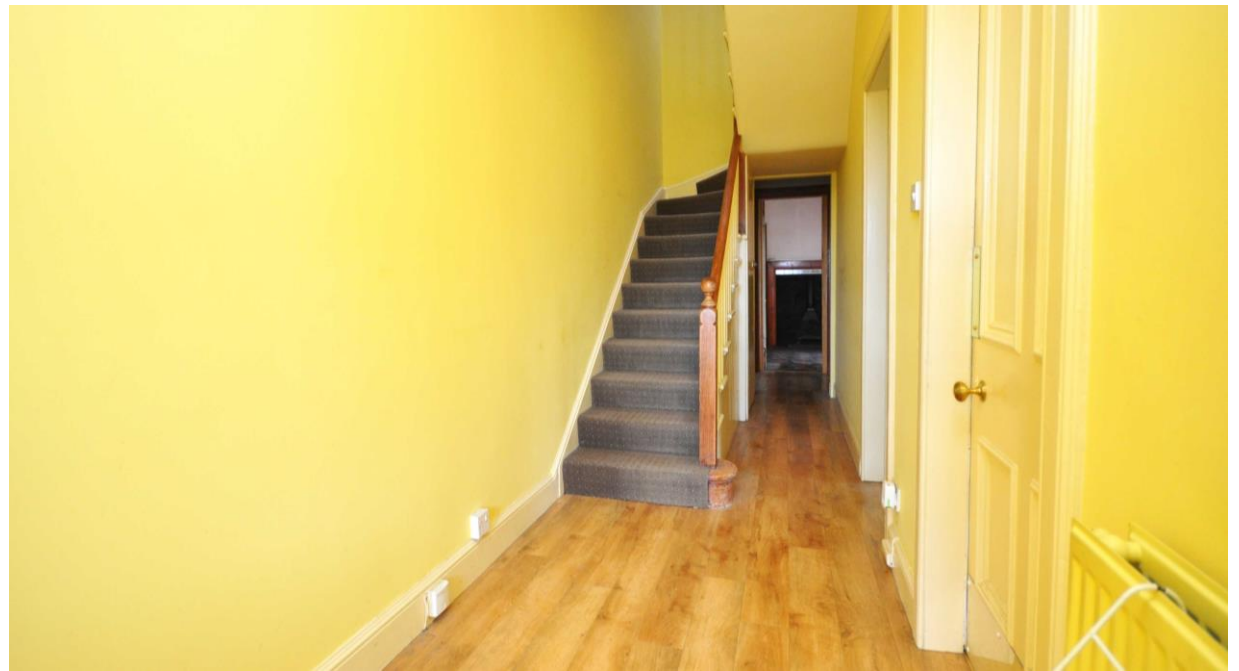
6 Culderry Row, Garlieston, Newton Stewart, DG8 8BE



Key Features:

- . Spacious family home
- . Detached garage
- . Gas fired central heating
- . Conservatory with rear outlook
- . Full UPVC Double glazing
- . Large enclosed garden
- . Prime location
- . Off road parking
- . Stunning views





Property description

An opportunity arises to purchase a substantial semi-detached property with sea views enjoying a prime location in the coastal village of Garlieston. Within easy reach of all local amenities, this property has been well maintained and provides spacious accommodation over two levels. The property benefits from being extended to the rear to allow for a spacious kitchen and utility area as well as a conservatory providing an outlook over the enclosed garden grounds. A spacious lounge to the front with feature gas fire as well as a separate dining room and ground floor shower room. This property would make an ideal family home and viewing is to be thoroughly recommended.

With the property being of traditional construction under a slate roof as well as having an extension to the rear, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground with side and rear access as well as a rear driveway providing off road parking. This property has many features to appreciate such as original woodwork and plaster work, original tiled flooring and multi-fuel burning stove. The attic is also fully insulated, with flooring and lighting. There is an outlook to the front over other residences of varying design and views over Wigtown bay and beyond as well as an outlook to the rear being over the surrounding countryside.

Local amenities within this popular village include local pub, seasonal café, village hall as well as a petrol station/ convenience shop. 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. Viewing of this most pleasant property is to be thoroughly recommended. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach.





Accommodation

Hallway

Traditional door providing front entrance into front porch, giving access into spacious hallway providing full lower-level access to living accommodation as well as stairs providing access to upper-level accommodation. Central heating radiator, laminate flooring throughout and built-in under stairs storage and integrated smoke detector

Lounge

Spacious lounge to front of property with large sash and case style windows as well as interior glazing, central heating radiator, traditional woodwork and cornice plastering. Feature gas fire, TV socket and integrated smoke detector.

Dining Room

Separate dining room with potential for ground floor bedroom towards rear of property with sash and case style window and interior glazing. Central heating radiator, traditional woodwork and cornice plasterwork and built-in storage

Shower room

Ground floor shower room with wooden panelling and tiled wall, walk in shower cubicle with electric shower, separate toilet, WHB, double glazed window as well as central heating radiator and built-in extractor fan.

Reception room

Towards rear of property with original tiled flooring featuring traditional multi stove burner, built in recess for storage, access to kitchen as well as access to conservatory.

Conservatory

Conservatory to rear side of property, concrete tile flooring, mains power, full double glazing as well as double door providing access to concrete patio and garden. Full outlook over garden grounds

Kitchen

Kitchen towards rear of property with floor and wall mounted units, twin stainless-steel sinks with mixer tap, single glazed window providing outlook to conservatory. Tiled wall, concrete tile flooring, integrated oven and grill as well as integrated ceramic four-piece hob and extractor. Integrated fridge freezer and integrated dishwasher as well as access to rear utility.

Utility

Utility area to rear comprising of two Velux windows for light, currently housing central heating boiler as well as plumbing for washing machine, concrete tile flooring and rear access to garden.



Accommodation

Landing

Species open landing providing access to full upper-level accommodation with integrated smoke detector, loft hatch access, central heating radiator and Velox window for natural light.

Bedroom 1

Spacious double bedroom towards front of property with central heating radiator sash and case style window with interior glazing and generously built in storage.

Bedroom 2

Spacious double bedroom with sash and case style window, built in storage, previous fireplace currently used as a recess for storage, central heating radiator.

Bathroom

Species bathroom with concrete tiled flooring, tiled walls, separate toilet, traditional style wash basin with mixer tap, double glazed window, electric shower over bath and built-in extractor.

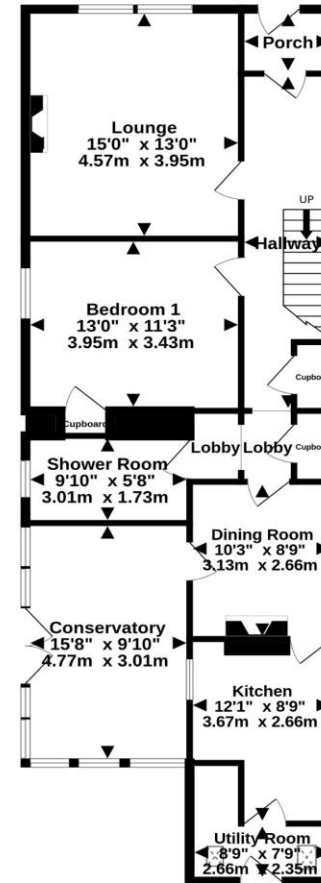
Bedroom 3

Double bedroom towards rear of property with sash and case style window, central heating radiator as well as built in storage.

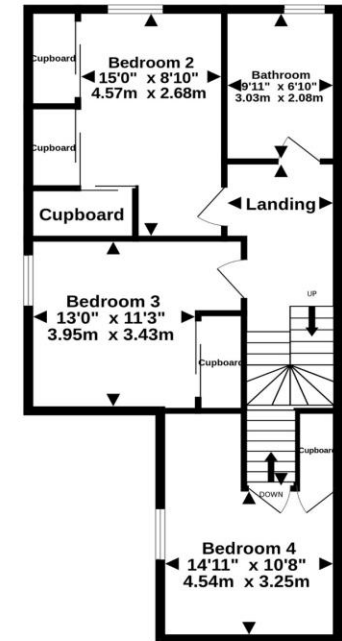
Garden

Sitting on a generous plot of well-maintained garden grounds comprising of shared front entrance with gravel pathway, well maintained lawn areas surrounding the property, planting borders, mature flowers, border hedging as well as vehicular rear access and off-road parking. Rear concrete patio with storage unit.

Ground Floor
958 sq.ft. (89.0 sq.m.) approx.



1st Floor
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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 D

EPC RATING

F(35)

SERVICES

Mains electricity, water & drainage. Oil 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.

