



**GAP**

galloway & ayrshire properties

7 Allanfield Drive, Newton Stewart

DG8 6BP

Offers Over £220,000



## 7 Allanfield Drive

Newton Stewart, DG8 6BP

Occupying a prime location, 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached bungalow
- Well sought after area
- Three bedrooms
- Garage
- Off road parking
- Walk in condition
- Gas fired central heating
- Spacious/ easily maintained garden grounds
- Spacious/ comfortable accommodation







Positioned in a well sought-after area, this charming 3-bedroom detached bungalow offers a perfect blend of modern comfort and traditional charm. Upon arrival, you'll be greeted by the allure of this beautifully maintained property, boasting a spacious garden and ample off-road parking. The property features three generously sized bedrooms to which one is currently being used as a study/office. A spacious garage and gas-fired central heating, ensuring warmth and convenience all year round. Offering a walk-in condition, this home is ideal for those seeking a comfortable and inviting living space. The spacious and easily maintained garden grounds provide the perfect backdrop for relaxation and enjoyment, making it the ideal setting for outdoor gatherings and leisurely afternoons.

Step outside into the fully enclosed garden grounds, and you'll find a paved patio area, a pathway leading to a garden shed, and a well-manicured lawn surrounded by gravel and planting borders. The rear garden also features a fenced boundary with a side gate providing access to the front garden and driveway, as well as rear access to the garage. In the front of the property, a paved driveway allows for ample off-road parking, bordered by gravel and maintained lawn, creating a welcoming entrance. The property's well-conceived layout and thoughtful design extend from the interiors to the outdoor spaces, providing a harmonious balance of tranquillity and functionality. Don't miss the opportunity to make this delightful bungalow your new home and experience the ease and comfort of living in a property that offers both modern conveniences and serene outdoor living spaces.



### Hallway

Front entrance via uPVC storm door into spacious hallway providing access to full living accommodation. Central heating radiator as well as built in storage also.

### Lounge/ Dining Area

22' 5" x 15' 3" (6.83m x 4.64m)

Spacious open lounge and dining area with double glazed window to the front as well as side double glazed window. Central heating radiator and feature gas fire, TV point as well as access to dining kitchen.

### Dining kitchen

13' 9" x 10' 8" (4.19m x 3.24m)

Generous sized, fully fitted dining kitchen to the rear of property with both floor and wall mounted units with integrated electric fan oven as well as hob and extractor. Plumbing for washing machine, stainless steel sink with mixer tap, integrated fridge/freezer and central heating radiator. Double glazed window to rear as well as rear outside access via uPVC storm door.

### Bathroom

10' 8" x 4' 11" (3.24m x 1.50m)

Bright and spacious bathroom comprising of electric shower over bath with tiled walls, separate toilet and WHB with built in cabinets and central heating radiator. Double glazed frosted window to rear as well as built in extractor fan.

### Bedroom/ Study

8' 1" x 7' 8" (2.46m x 2.33m)

Potential 3rd bedroom to front of property currently used as a study/office with double glazed window to front as well as central heating radiator.

### Master bedroom

12' 6" x 10' 8" (3.82m x 3.24m)

Spacious double bedroom to rear of property with double glazed window to side as well as central heating radiator and ample built in storage. Access to Ensuite shower room also.



**Ensuite**

7' 4" x 4' 5" (2.24m x 1.35m)

Ensuite shower room accessed off of master bedroom comprising of walk in shower cubicle as well as separate toilet and WHB with wall mounted cabinet above. Tiled walls with heated towel rack and double glazed frosted window to rear.

**Bedroom**

12' 6" x 9' 2" (3.82m x 2.79m)

Double bedroom towards front of property with central heating radiator as well as built in storage. Double door access into conservatory.

**Conservatory**

9' 9" x 9' 9" (2.98m x 2.97m)

Generous sized conservatory added to side of property, fully double glazed providing open outlook over enclosed garden grounds. Double glazed panelled door giving access to patio area as well as central heating radiator and access to double bedroom.

**Garden**

Fully enclosed spacious garden grounds to the rear comprising of paved patio area and pathway giving access to garden shed. Gravel and planting borders with hedging and shrubs surrounding well maintained lawn area as well as fenced boundary with side gate giving access to front garden/driveway. Rear access to garage also.

**Front Garden**

With gravelled borders, maintained lawn and fenced boundary surrounding paved driveway allowing for off road parking. Front access to garage also.

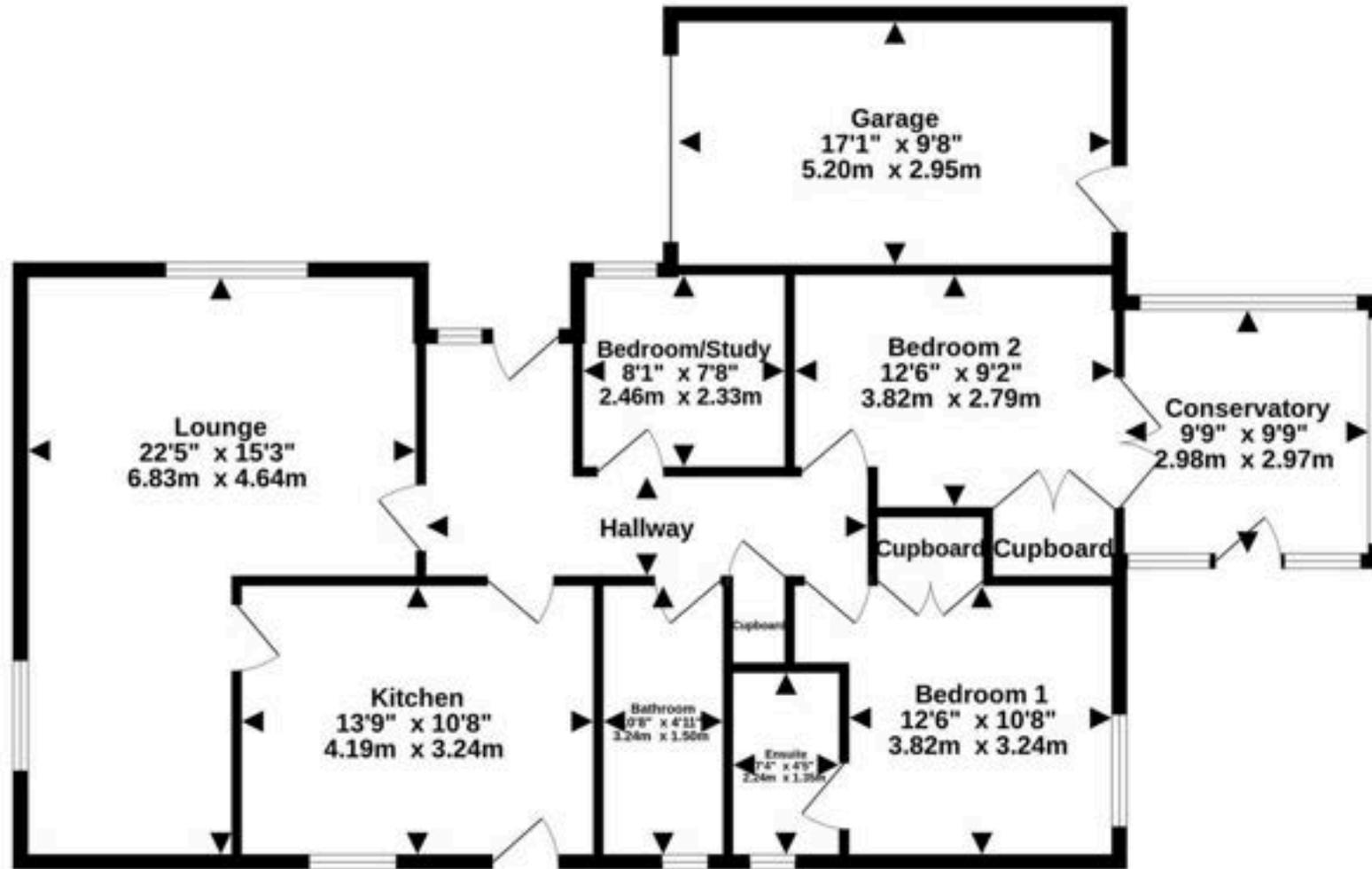
**DRIVEWAY**

2 Parking Spaces

Paved driveway to front of property allowing for ample off road parking.



Ground Floor  
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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.

