

G · A · P

Galloway & Ayrshire Properties





**Traditional stone built house situated in a quiet residential area of this coastal Village.
The property is in need of some modernisation but offers well proportioned accommodation over 2 floors comprising:**

**HALL, REAR HALL, SITTING ROOM, KITCHEN DINER.
Upper floor with 3 BEDROOMS and BATHROOM**

Gas fired central heating

Double glazed.

Good sized enclosed garden to the rear.

An ideal family property or potential

for buy to let investment

OFFERS OVER £65,000

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.



ACCOMMODATION:

One of a pair of Granite stone houses under a tiled roof, on street parking, UPVC double glazed door leading to.....

ENT. HALL 21'11" x 3'8", widening to 7'7" down to 4'3" (6.25m x 1.13m up to 2.33m and down to 1.30m) Upvc front door. Electricity meter and consumer unit, laminate flooring, access to the sitting room, ceiling light, smoke alarm, radiator, cloak rail, carpeted stairs to the upper floor, deep storage cupboard, access to the rear hall.

REAR HALL 6' x 4'3" (1.94m x 1.30m) – single glazed door, ceiling light, UPVC double glazed door with cat flap. Access to kitchen/diner.....

KITCHEN/ DINER 13'6"x12' (4.12m x 3.66m) – deep under stair storage cupboard, wall mounted combi gas boiler. Ample space for fridge freezer, plumbed for washing machine, rear double glazed window with vertical blind. Range of base and wall cupboards, marble effect worktops, single drainer stainless steel sink with mixer tap, cooker point, space for slot in cooker with gas and electric connections. Laminate flooring, heat detector, strip light and door through to the sitting room. Radiator.

SITTING RM 11'9" x 15'9" (3.58 x 4.81m) Two front double glazed windows, door to the hall, power points, carbon monoxide detector, ceiling light, smoke alarm. Cream mantle with tiled inner and gas fire (not working), central heating controls, tv connections, satellite connection, radiator.



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.

Disclaimer: Misrepresentation Act 1967

The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.

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UPPER FLOOR

Carpeted stairs continue, rear facing UPVC opaque glazed window, power point, timber hand rails, landing with ceiling lights, smoke alarm, hatch to the insulated loft space, radiator and built in storage cupboard.

BEDROOM 1 12'4" x 11'; (3.76m x 3.37m) Front UPVC double glazed window, radiator, power point, ceiling light.

BEDROOM 2 12'2" x 8'6" (3.72m X 2.60m) Double built in wardrobes, ceiling light, built in cupboard, radiator, power points.

BEDROOM 3 8'6" x 9'11" (2.60m X 3.03m) Rear UPVC double glazed window, built in cupboard, double wardrobe, power points and radiator.

BATHROOM Maximum 9'11" x 7'8" down to 4'3" (Maximum 3.03m x 2.34m, down to 1.31m) Opaque double glazed window, white WC, wash hand basin, radiator, built in cupboard, shaver point, ceiling light, panelled bath with electric Mira shower, wall tiling and vinyl flooring.

GARDEN GROUND

Access at the rear is via a shared pend, between number 7 and number 5 with gated access at the rear. There are boundary fences, fruit trees and quite a large area of lawn which is approximately 32m long x 7m wide – mostly laid with grass and has drying facilities.

NOTES

Please note that the gas fire in the sitting room is not in working order.

COUNCIL TAX

Band A (£1,158.49 for 2022/23 to include water and drainage)

EPC Rating

D - 64

SERVICES

Mains water, drainage, electricity and gas.

VIEWING ARRANGEMENTS

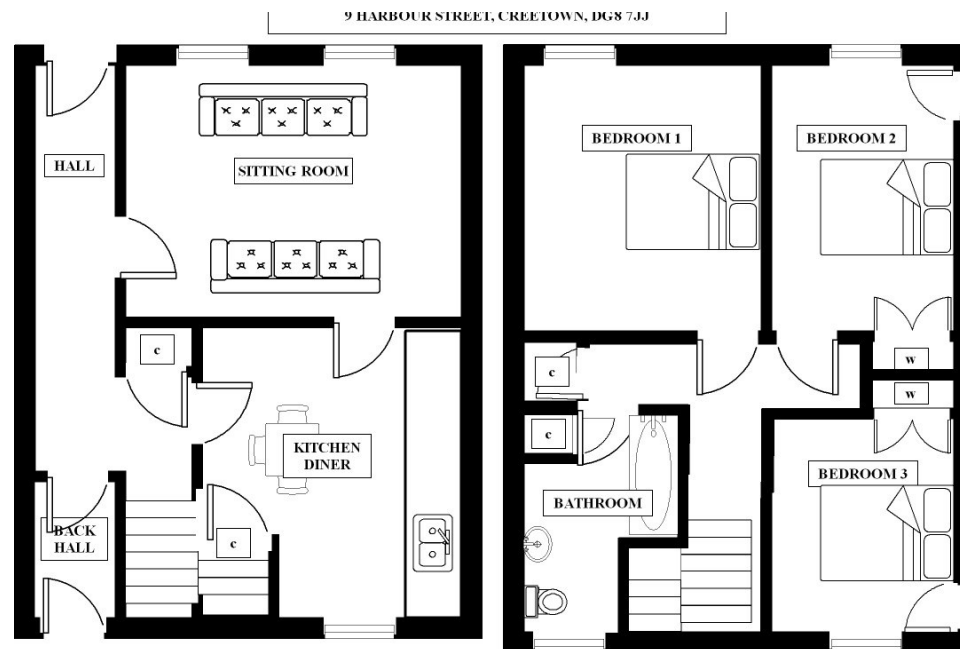
Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.

PRICE

On application to the selling agents.



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