



GAP

galloway & ayrshire properties

16 Ghyll Crescent, Newton Stewart

DG8 6DT

Offers Over £67,500



16 Ghyll Crescent

Newton Stewart, DG8 6DT

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. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in Newton Stewart and Stranraer (25 miles).

Council Tax band: B

Tenure: Freehold

- Semi-detached property
- Two bedrooms
- Ideal first time purchase
- Potential buy to let investment
- Ideal project
- Generous garden grounds
- Conveniently located





16 Ghyll Crescent

Newton Stewart, DG8 6DT

This charming semi-detached property presents an excellent opportunity for first-time buyers or investors seeking a potential buy-to-let purchase. The well-maintained 2-bedroom house offers ample space and presents an ideal project for those looking to put their own stamp on a property. Boasting generous garden grounds to the rear, the property provides a peaceful retreat with the convenience of being located within easy reach of local amenities.

The property's outdoor space is a standout feature, with expansive garden grounds to the rear offering a tranquil setting overlooking farmland. The generous garden area includes a lawn, planting borders, and mature hedging creating a private oasis for relaxation and outdoor enjoyment. Additionally, a garden shed at the rear of the property provides valuable storage space for tools and equipment. Perfect for those seeking a peaceful retreat with ample outdoor space, this property is a rare find in a convenient location.



Hallway

Front entrance into hallway giving access to ground level accommodation as well stairs providing access to upper level accommodation.

Lounge

14' 8" x 13' 7" (4.46m x 4.14m)

Spacious lounge to front of property with double glazed window providing front outlook as well as feature fire place and electric storage heater. Access into kitchen as well as built in storage.

Dining kitchen

14' 1" x 10' 0" (4.29m x 3.05m)

Dining kitchen to the rear of the property with both floor and wall mounted units as well as double glazed window to the rear. Rear access to garden as well as built in storage/ pantry to side.

Bathroom

6' 11" x 6' 9" (2.12m x 2.07m)

Bathroom on the upper level comprising of bath, separate toilet and WHB. Tiled walls with double glazed window and heated towel rack.

Bedroom

14' 7" x 11' 10" (4.45m x 3.61m)

Spacious double bedroom on the upper level with double glazed window as well as electric storage heater and built in storage.

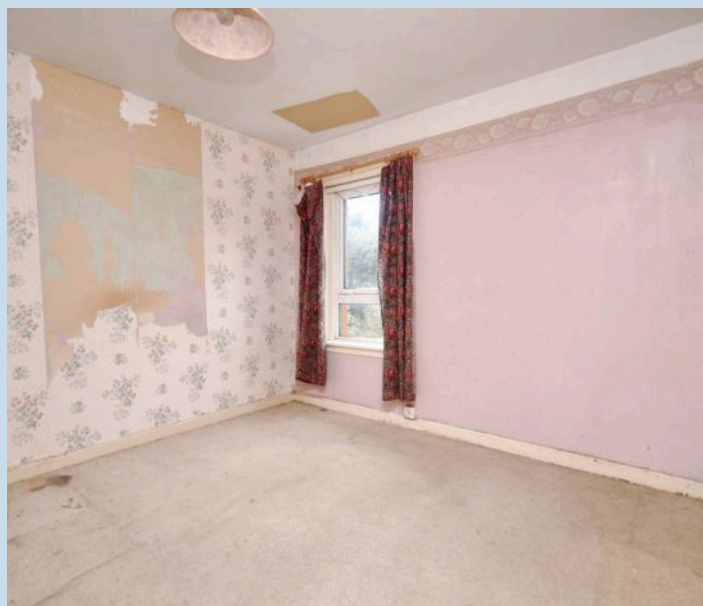
Bedroom

11' 9" x 10' 6" (3.58m x 3.21m)

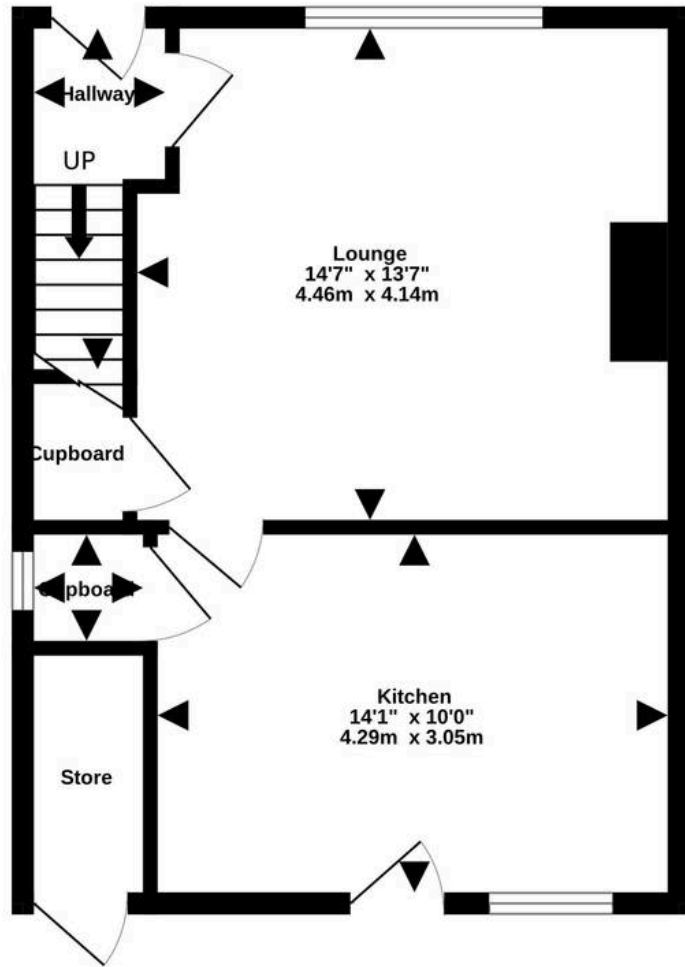
Double bedroom on the upper level with double glazed window providing rear outlook as well as electric storage heater.

Garden

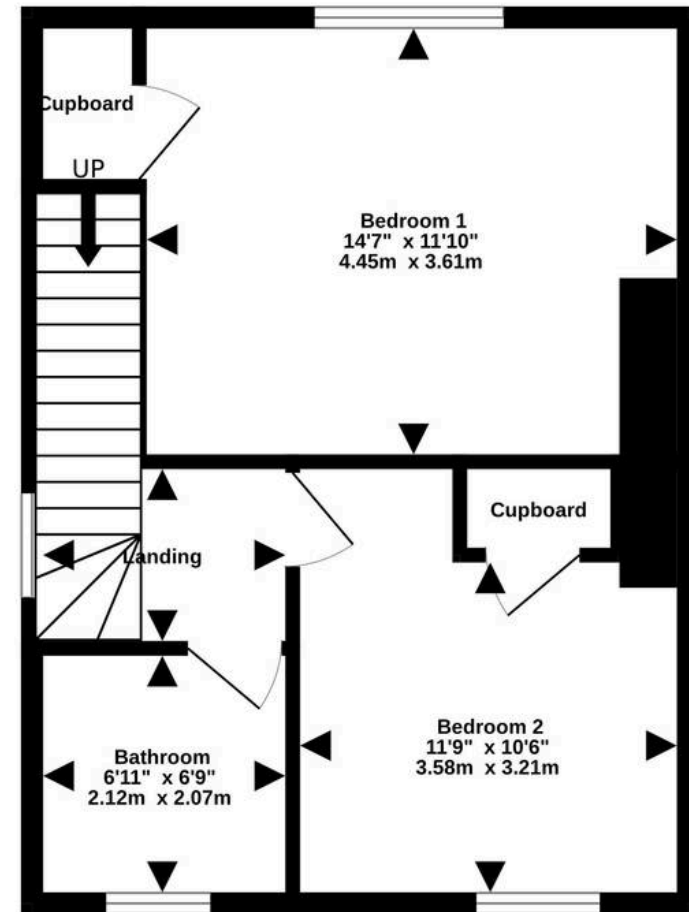
Generous sized garden grounds to the rear backing onto farmland comprising of grass, planting borders and hedging as well as garden shed to the rear.



Ground Floor
406 sq.ft. (37.8 sq.m.) approx.



1st Floor
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.

