



GAP

galloway & ayrshire properties

2 Riverside Road, Newton Stewart

DG8 6NG

Offers Over £49,950 are invited.

2 Riverside Road

Newton Stewart, DG8 6NG

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.

- Spacious upper floor maisonette
- Generous sized accommodation
- Three bedrooms
- Gas fired central heating
- Walking distance to all amenities
- Town centre location
- Ideal buy to let investment
- Potential first time purchase



2 Riverside Road

Newton Stewart, DG8 6NG

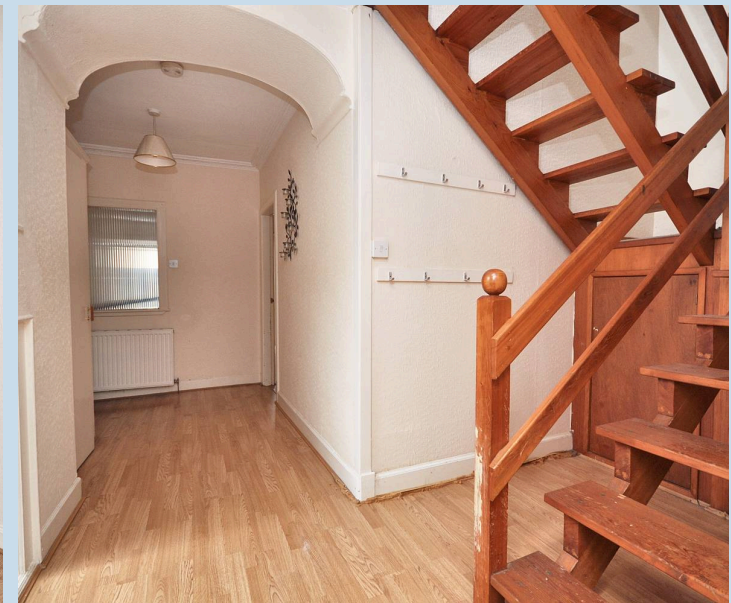
Presenting a desirable 3-bedroom flat, this upper floor maisonette offers spacious and generously sized accommodation perfect for those seeking a comfortable living space. The property benefits from gas-fired central heating, ensuring warmth during the cooler months.

Situated within walking distance to all amenities in a convenient town centre location, this residence presents an ideal buy-to-let investment opportunity or a potential first-time purchase for discerning buyers.

Outside, at the rear of the property, an area of mixed gravel, concrete, and paving offers access to the ground floor shop premises. Throughout this space, external lighting illuminates the surroundings.

The Home Report valuation on this property is 57,000.00. Details of the Home Report can be accessed at:-

[http://www.packdetails.com/notify.htm?sr=hp1185118c=DG8 6NL](http://www.packdetails.com/notify.htm?sr=hp1185118c=DG8%206NL)



Lounge

21' 8" x 13' 5" (6.60m x 4.08m)

With side and rear DG windows, large space with ceiling light, power points, internal window as well as part polycarbonate roof over steps.

Dining Room

17' 1" x 13' 1" (5.20m x 4.00m)

Glass panelled door, shelved recess, heavy duty timber mantle, laminate flooring, internal windows to living room and hall, 3 ceiling lights, radiator and power points.

Hallway

With laminate flooring, radiator, built-in cupboard with consumer unit, thermostat, side windows. Open Plan pine stairs to upper floor, cloak rail and under stairs storage. 2 ceiling lights, smoke alarm.

Kitchen

17' 0" x 8' 4" (5.17m x 2.55m)

Vinyl flooring, rear DG window, radiator, strip light, power points. Modern light wood finish kitchen units and dark contrasting worktops with wall tiling, 1 1/2 stainless steel sink with mixer tap, integrated dishwasher, plumbed and space for washing machine, integrated gas hob and double oven below, concealed extractor, integrated freezer.

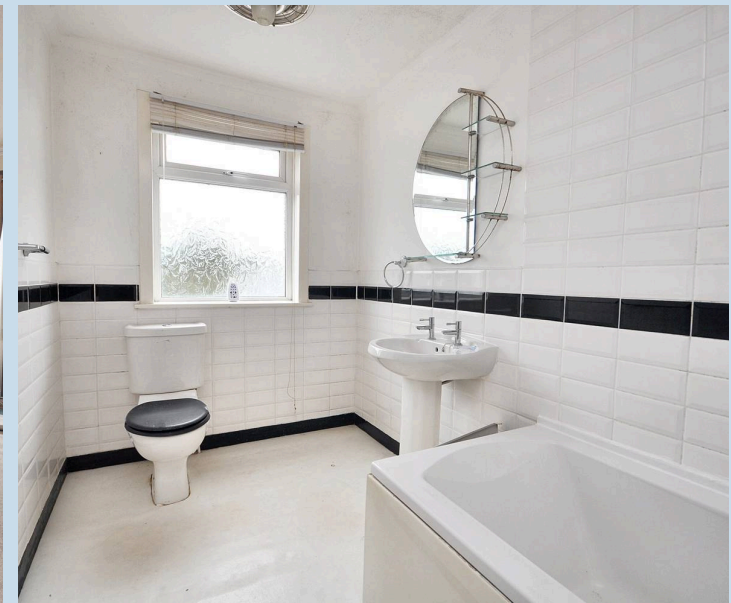
Sitting Room

19' 4" x 12' 6" (5.89m x 3.80m)

Large room with two front hardwood single glazed sash windows, telephone point, satellite connection, wooden mantle, large radiator, power points, 2 ceiling lights.

Landing

With smoke alarm, CEO detector, ceiling light, built in cupboard housing the Worcester gas fired combi boiler with storage.



Bedroom

16' 3" x 12' 10" (4.96m x 3.90m)

Front DG dormer style windows, part combed, 2 wardrobes, radiator, satellite connection, power point.

Bathroom

10' 9" x 5' 10" (3.28m x 1.77m)

Vinyl flooring, bath with folding screen and mains shower, WHB, wall mirror, WC, wall tiling, opaque DG window, chrome vertical radiator.

Bedroom

16' 3" x 7' 4" (4.96m x 2.23m)

Rear DG window, double built-in wardrobes, radiator, shelved recess, ceiling light, power points.

Bedroom

16' 8" x 7' 10" (5.07m x 2.40m)

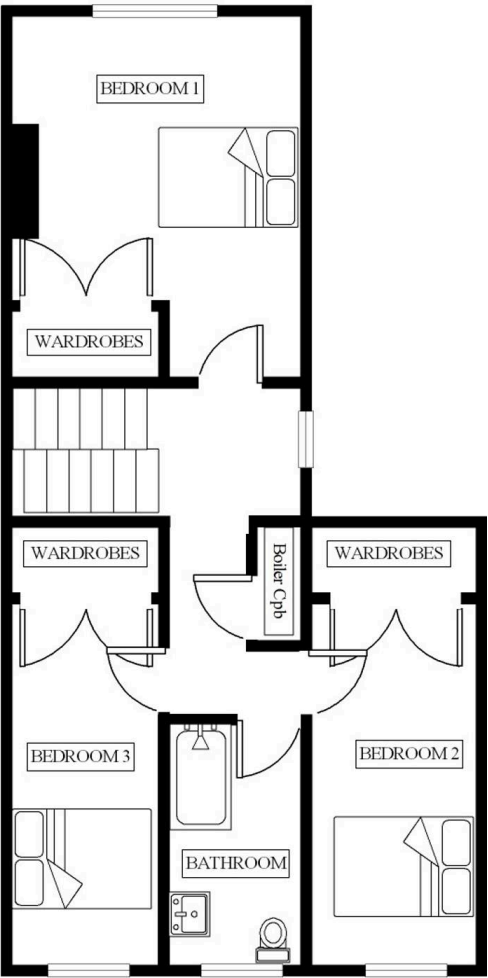
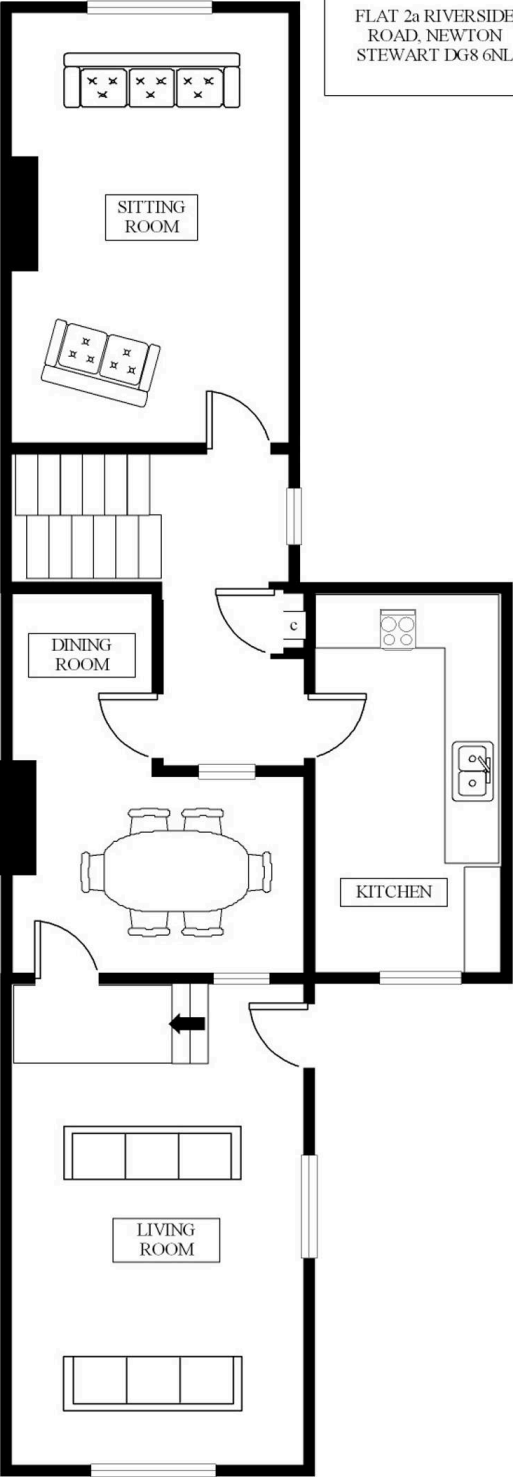
Rear DG window, radiator, 2 shelved recesses, power points, 2 built-in wardrobes, ceiling light.

Garden

At the rear of the property is an area of mixed gravel concrete and paving providing access to the ground floor shop premises. External lighting throughout this area. The detached Garage and container storage units belong to the shop premises and it is understood that a right of parking and access will be reserved to them.



FLAT 2a RIVERSIDE
ROAD, NEWTON
STEWART DG8 6NL



NOTES

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale

COUNCIL TAX Band B **EPC Rating** D 62

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.

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. Presale 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.

