



55 Ewart Drive, Newton Stewart

Newton Stewart

Offers Over **£90,000**

55 Ewart Drive

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Occupying a convenient 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.

- Semi detached property
- Three bedrooms
- En-Suite shower room
- Ideal first time purchase
- Spacious garden grounds
- Off road parking
- Gas fired central heating
- Full UPVC double glazing



This beautifully presented three bedroom semi detached house offers an excellent opportunity for first time buyers or families seeking a comfortable and modern home. The property features a spacious lounge, a well appointed kitchen, and three generously sized bedrooms, including a master with its own en-suite shower room. Benefiting from gas fired central heating and full UPVC double glazing throughout, the home is both warm and energy efficient. Additional highlights include ample storage space and a welcoming entrance hall. Off road parking is provided via a concrete paved driveway at the front of the property, ensuring convenience for multiple vehicles.

To the rear, the property boasts a generous, fully enclosed garden that is fully enclosed. A large timber decking area leads onto a well maintained lawn, surrounded by mature plantings, shrubbery, and a gravel border. The garden also features a detached garden store and a separate timber summer house, ideal for hobbies or additional storage. Timber boundary fencing and a stone wall to the rear offer both privacy and security, making this outdoor space ideal for families and pets alike. This property combines comfortable living with excellent outdoor amenities, making it a must see on your viewing list.



Hallway

Front entrance via UPVC storm door leading into spacious hallway providing access to full ground floor living accommodation as well as stairs giving access to upper floor accommodation. Under stairs storage as well as central heating radiator.

Lounge

18' 1" x 11' 9" (5.50m x 3.57m)

A bright and spacious lounge benefitting from two large double glazed windows giving both a rear and front outlook as well as a central heating radiator.

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m)

A generous sized kitchen to the rear of the property which has been fully fitted with both floor and wall mounted units. Comprising of a fitted stainless steel sink with swan neck mixer tap, integrated electric fan oven as well as ceramic hob with extractor and fitted dishwasher. Double glazed window to the rear as well as access to rear porch with generous built in storage currently housing the central heating boiler.

Shower Room

7' 3" x 6' 7" (2.21m x 2.01m)

A bright ground floor wet room style shower room comprising of walk electric shower with splash panel boarding, separate WHB & WC as well as large UPVC double glazed window.

Bedroom

14' 4" x 11' 7" (4.38m x 3.53m)

A spacious master bedroom on the upper floor with two double glazed windows as well as central heating radiator and built in storage. Access to en-suite shower room also.





En-Suite

8' 0" x 4' 5" (2.44m x 1.35m)

Accessed off the master bedroom, an en-suite shower room comprising of walk in shower cubicle with mains shower, separate WHB with vanity unit and WC.

Bedroom

13' 0" x 8' 9" (3.96m x 2.67m)

A bright and spacious bedroom on the upper floor to front of property benefitting from a double glazed window to front as well as central heating radiator and built in storage.

Bedroom

13' 0" x 9' 3" (3.96m x 2.83m)

A bright and spacious bedroom on the upper floor to front of property benefitting from a double glazed window to rear as well as central heating radiator and built in storage.



REAR GARDEN

A generous sized, fully enclosed garden to the rear greeted by a large timber decking area leading to a spacious maintained lawn. Mature plantings and shrubbery as well as gravel border with detached garden store and separate timber summer house. Surrounded by timber boundary fencing and stone wall to the rear.

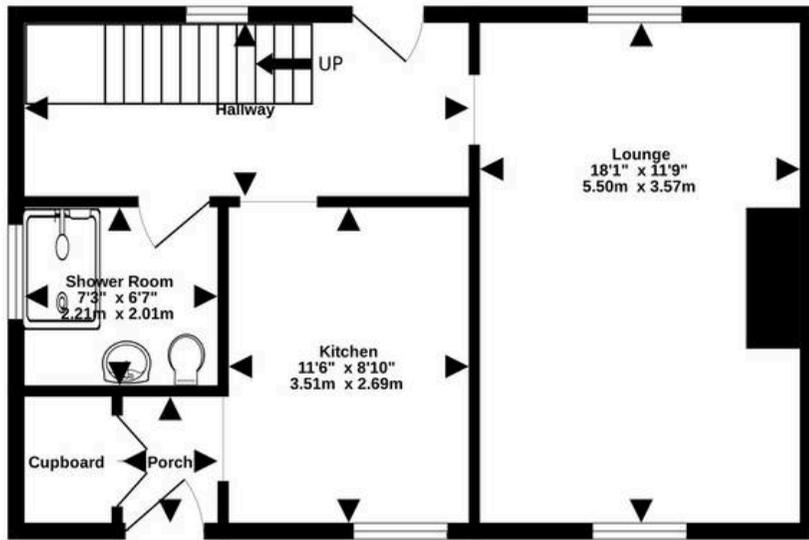
DRIVEWAY

2 Parking Spaces

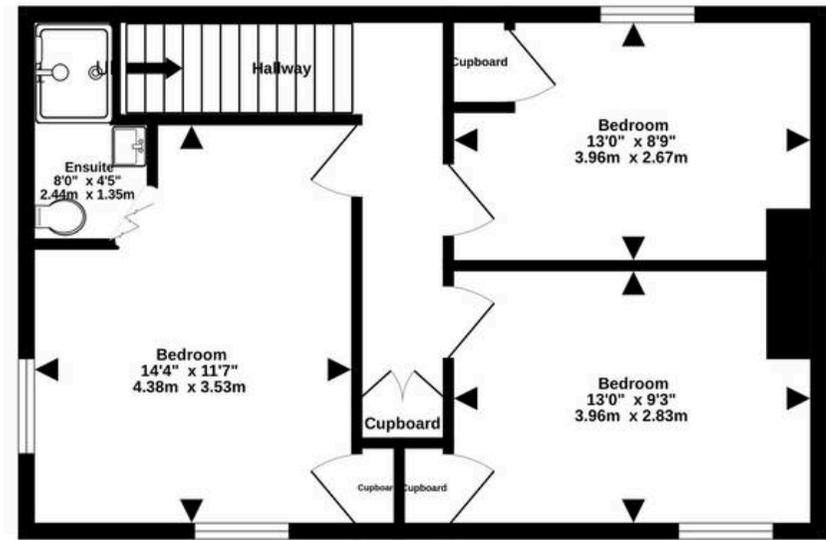
A concrete paved driveway to front of property allowing for ample off road parking for multiple vehicles.



Ground Floor
492 sq.ft. (45.8 sq.m.) approx.



1st Floor
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band B EPC RATING D(66)

SERVICES Mains electricity, water & drainage. Gas 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. 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.

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.

