



Rowallan Cottage Corsbie Road, Newton Stewart

DG8 6JB

Offers Over £170,000



Rowallan Cottage Corsbie Road

Newton Stewart, DG8 6JB

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached bungalow
- Integral garage
- Enclosed garden grounds
- Off road parking
- Spacious dining kitchen
- Gas central heating
- Full double glazing
- Sought after location







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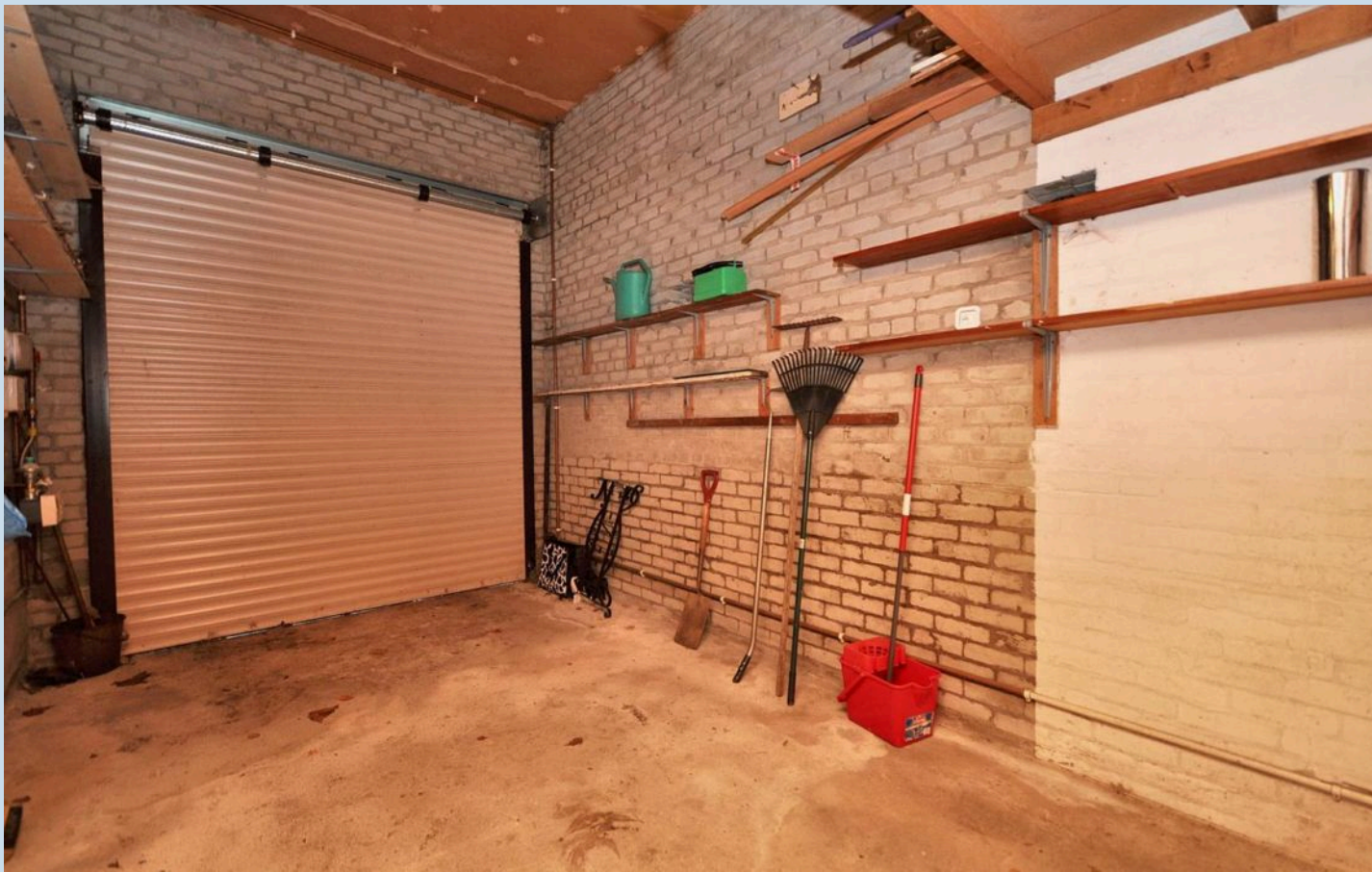
Positioned within a sought-after location, this 2 bedroom detached bungalow offers a superb opportunity for those seeking a comfortable and convenient living space. This property presents an excellent lifestyle choice for those looking for a cosy and private retreat. Upon approach, the property impresses with its detached nature and charming exterior. The integral garage and off-road parking ensure practicality and convenience for the homeowner, providing ample space for vehicles and storage. Stepping inside, one is greeted by a welcoming atmosphere in the spacious dining kitchen. The kitchen's design embodies functionality and style, with a layout that encourages culinary creativity and socialising. The full double glazing and gas central heating throughout guarantee warmth and comfort all year round.

The enclosed garden grounds surrounding the property provide a private and secure outdoor space. The garden offers a blank canvas for those with a green thumb to create a stunning outdoor oasis. Situated in a sought-after location, residents of this property benefit from easy access to local amenities, schools, and transport links. In summary, this detached bungalow presents a rare opportunity to acquire a comfortable and inviting home in a desirable location. With its modern amenities, practical features, and tranquil surroundings, this property is sure to appeal to those looking for a charming residential retreat. Schedule a viewing today and experience the allure of this lovely detached bungalow for yourself.



- Detached bungalow
- Integral garage
- Enclosed garden grounds





Hallway

Front porch entrance leading into spacious hallway giving access to full living accommodation with built in storage and central heating radiator.

Dining kitchen

18' 10" x 11' 0" (5.75m x 3.35m)

Spacious open plan dining kitchen with fully fitted kitchen comprising of both floor and wall mounted units. Stainless steel sink with mixer tap. Double glazed windows and access into integral garage as well as central heating radiator.

Lounge

18' 10" x 12' 4" (5.75m x 3.77m)

Generous sized lounge towards rear of property with double glazed window and uPVC slide patio doors leading to rear garden. Feature gas fire as well as TV point and central heating radiator.

Shower room

7' 2" x 6' 9" (2.19m x 2.06m)

Shower room towards rear of property comprising of walk in mains shower cubicle with splash panel boarding, separate toilet and WHB and letter box style double glazing window.

Bedroom

10' 10" x 10' 0" (3.30m x 3.06m)

Double bedroom towards rear of property with double glazed window providing rear outlook as well as built in storage and central heating radiator.

Bedroom

11' 0" x 10' 0" (3.35m x 3.06m)

Double bedroom towards front of property with double glazed window providing front outlook as well as built in storage and central heating radiator.



Utility room

9' 5" x 6' 10" (2.87m x 2.08m)

Accessed off of integral garage, a utility space to the rear with plumbing for washing machine, stainless steel sink and separate toilet. Rear window and access to rear garden.

Garden

Generous sized enclosed garden to the side with large maintained lawn area as well as planting borders and border heading. Concrete pathway leading round to rear garden space.

Garden

To rear of property, rear garden space with raised concrete patio as well as pathway surrounding the property as well as planting borders and rear brick wall.

DRIVEWAY

2 Parking Spaces

Spacious front gravel driveway allowing for ample parking space for multiple cars as well as providing front access to integral garage.

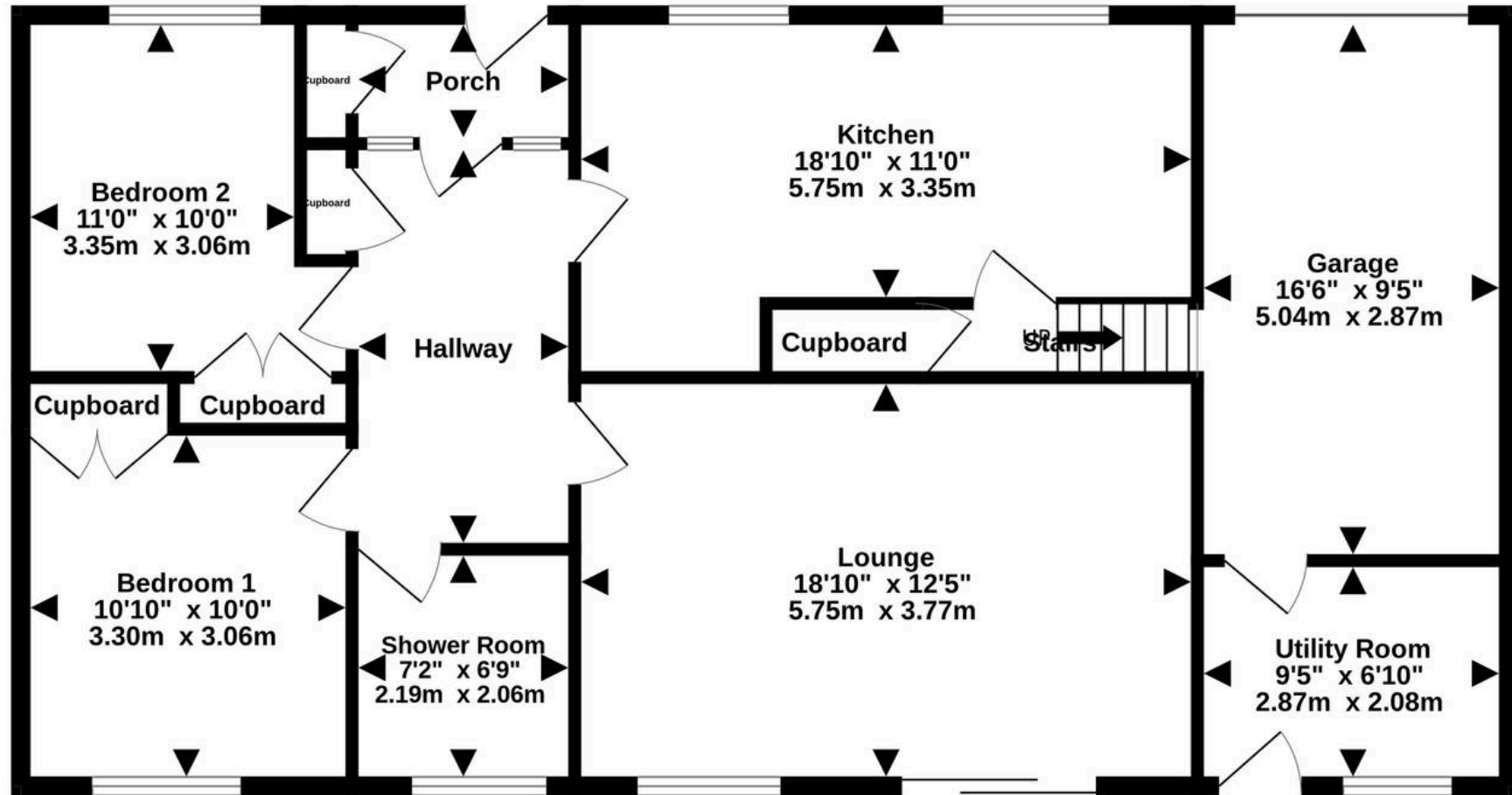
GARAGE

Single Garage

Integral garage with electric up and over door, brick built with concrete floor and access to rear utility and mains power housing electric meters.



Ground Floor
1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.