



Greystone, Wellhouse Road,  
Kirkcowan, Newton Stewart, DG8 0HE



Detached 2 Bedroom 2  
Public room bungalow  
within walking distance of  
village amenities.

Offers Over: £175,000 are invited



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### Key Features:

- . Generous site with parking and garden
- . Expansive views over farmland & beyond
- . New uPVC Double glazing
- . LPG central heating
- . 2 Double bedrooms
- . Modern breakfast kitchen
- . Off road parking
- . Detached garage













## Accommodation

Porch 3.38 x 2.42m Double glazed windows and double glazed door, pine panelled ceiling, strip light and exposed Fyfe stone walls

Vestibule 2.07 x 1.41m opaque glass panelling and door from the porch, radiator, ceiling light, door chime, large walk-in cloak area with ceiling light, cloak rail, fuse boxes and meter. Access to the insulated and part floored loft space by way of ladder.

Dining room 4.04m x 4.22m with large rear double glazed windows with open view PowerPoint ceiling and wall lights, smoke and heat detection radiator

Sitting room 6.31 x 3.64m good size sitting room with front and side large double glazed windows 2 radiators, power points, ceiling and wall lights, TV connection, feature Fyfe stone fireplace with gas living flame style fire on a tiled half. Small built-in storage cupboard

Kitchen 4.10 x 3.02m fully fitted with a range of modern cream gloss finish units, wall and base cupboards, drawers, pan storage; tiled splashback, space for slot in cooker with splashback and stainless steel extractor. Large rear double glazed window with fitted roller blind and views, large stainless steel sink, radiator, wall panelling, strip light and vinyl flooring. Plumbed for dishwasher. Door to

Utility Room 3.02 x 2m with side double glazed window, wall mounted LPG Worcester Combi boiler (LPG tank located in front garden), plumbed for washing machine, small stainless steel sink, built-in storage cupboard with radiator and slatted shelving. Further built-in broom cupboard. UPVC door to the outside









### Inner Hall

Provides access to bedrooms and bathroom. Ceiling light

### Bedroom 1 (3.01 x 4.48m)

Rear double glazed window and open views, full range of built-in storage with, 2 double wardrobes, overhead storage and recessed dressing unit with overhead light. Power points, radiator and ceiling light

### Bedroom 2 (3.65 x 3.03m)

Well proportioned double room with front double glazed window, radiator, built-in wardrobe, power points and ceiling light

### Shower room (2.39 x 2.43m)

Front opaque double glazed window with fitted roller blind, green WC and WHB, modern fully panelled shower with disabled folding doors, direct showerhead, radiator, recessed mirrored medicine cabinet, wall light, vinyl flooring, extractor and ceiling light.





## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include integrated kitchen appliances, fitted floor coverings and blinds throughout. Newly replaced uPVC double glazing has been installed throughout the property.

## COUNCIL TAX

Band E

## EPC RATING

E - 40

## SERVICES

Mains electricity, water and drainage. LPG central heating from modern combi boiler

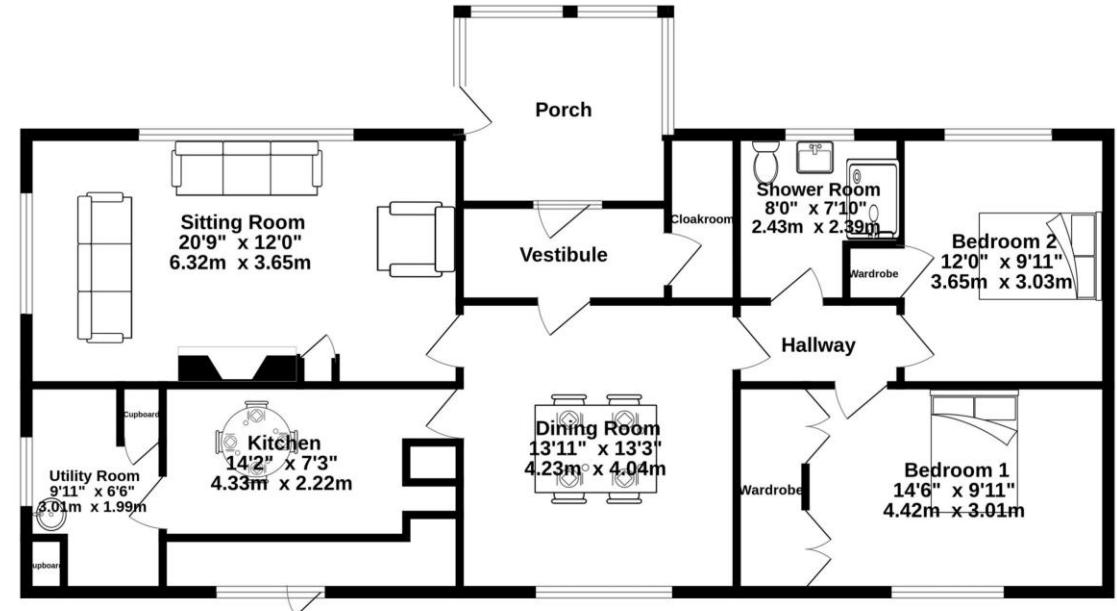
## VIEWING ARRANGEMENTS

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.

Ground Floor  
1180 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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