

G · A · P

Galloway & Ayrshire Properties



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The Herald

YORKSHIRE BUILDING SOCIETY local

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FLATTED DWELLING
2a RIVERSIDE ROAD
NEWTON STEWART
DG8 6NL



**Deceptively spacious flatted dwelling over 2 levels,
offering family sized accommodation comprising:-
LIVING ROOM, DINING ROOM, HALLWAY, fully fitted
KITCHEN DINER, SITTING ROOM**

Upper floor with 3 BEDROOMS and BATHROOM

Full gas central heating

Partial double Glazing

Parking

**A very generous property ideal for a family or for buy
to let investment**

Mains services

OFFERS OVER £59,000

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.



ACCOMMODATION:

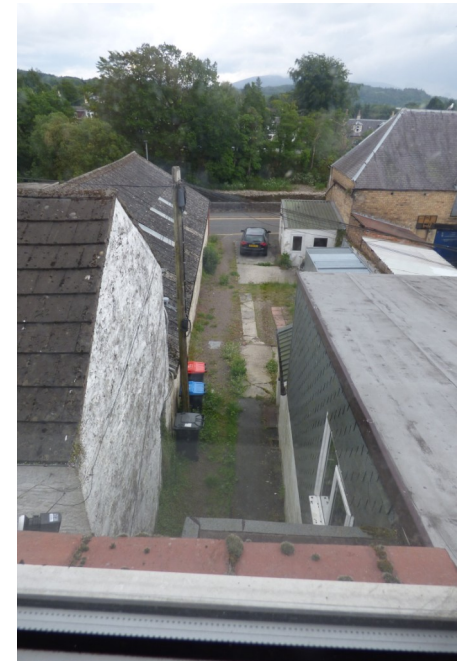
Access from the rear with concrete steps and wrought iron railing to front door which opens into

Living Room 4.08 x 6.6m with side and rear DG windows, large space with ceiling light, power points, internal window, part polycarbonate roof over steps with a wooden balustrade and wall light, consumer unit.

Dining room 5.2 x 4 and 1.93 x 2.7m 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. Glass panelled door to

Hall 4.69 x 1.45 and 1.72 x 3.85m 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 Diner 2.55 x 5.17m 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



Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches. Terms and conditions apply. **Disclaimer: Misrepresentation Act 1967**
 The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.

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- Sitting room** 5.89 x 3.8m 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 1** 3.9 x 4.96 down o 4.4m front DG dormer style windows, part coombed, 2 wardrobes, radiator, satellite connection, power point
- Bedroom 2** 4.96 x 2.23 up to 2.49m 2 rear DG window, double built-in wardrobes, radiator, shelved recess, ceiling light, power points.
- Bathroom** 1.77 x 3.28m vinyl flooring, bath with folding screen and direct shower, WHB, wall mirror, WC, wall tiling, opaque DG window, chrome vertical radiator.
- Bedroom 3** 5.07 x 2.4 down to 2.1m rear DG window, radiator, 2 shelved recesses, power points, 2 built-in wardrobes, ceiling light

REAR GROUND AND ACCESS

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

NOTES

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

COUNCIL TAX
Band C

EPC Rating
D 53

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.

