

G · A · P

Galloway & Ayrshire Properties



www.gapinthemarket.com

3 HILLVIEW APARTMENTS
YORK ROAD
NEWTON STEWART
DG8 6JS



2 Bedroom, two storey apartment in a beautiful, converted historic former School building. Category B listed.

Deceptively spacious accommodation with Shared entrance and Hallway. ENTRANCE HALL, fully fitted KITCHEN DINER, large SITTING ROOM with full height windows. Upper floor with 2 DOUBLE BEDROOMS and BATHROOM. External lockable store.

**Electric heating. Private parking
Mains services. Factor.**

**MAY SUIT FIRST TIME BUYER or BUY TO LET
INVESTOR.**

OFFERS OVER £80,000

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:

Share entrance hall with secure entry system. External lockable store.

Timber door with access to

ENTRANCE HALL

Meter cupboard. Open to Hallway 1.52 x 1.66m with carpeted stairs to upper floor, Cloak cupboard, ceiling light. Door to

SITTING ROOM

1.67 x 2.27m widening to 5.74 x 4.13m Spacious room with large full height front windows, downlighters, radiator, power points, smoke detector. Access to 3.93 x 2.83m fully fitted with modern units in gloss finish, contrasting worktops, stainless steel sink with mixer tap, built in oven, hob and extractor. Downlighters, heat detector, radiator and large under stair storage cupboard.

KITCHEN DINER

Upper floor, carpeted stairs to..

LANDING

Deep built in storage cupboard. Downlighters, smoke alarm. Built in cupboard housing the electrically operated central heating and hot water system

BEDROOM 1

5.17 x 2.84m Double Bedroom with large front facing window, radiator, power points and ceiling light.

BEDROOM 2

5.17 x 2.79m Double Bedroom with large front facing window, radiator and ceiling light.



BATHROOM 1.86 x 2.97m modern bathroom suite with WC, WHB and bath with shower and screen, tiling, heated towel rail, downlighter and high window.

OUTSIDE SPACE

It is understood that the apartment benefits from an allocated drying area to the rear of the building. There is ample shared parking to the front.

NOTES

It is understood that each apartment owner makes an annual payment to the Factors (Blythswood Property Management) and they deal with the common and shared areas which involves cleaning, maintenance, repair and renewal where necessary.

The property is listed Category B with Historic Scotland and is also in a Conservation Area.

The property has previously been used as a residential let

COUNCIL TAX
Band D

EPC Rating
D - 56

SERVICES
Mains water, drainage and electricity.

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.

PRICE On application to the selling agents.

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