

3 HILLVIEW APARTMENTS YORK ROAD NEWTON STEWART DG8 6JS

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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
KITCHEN DINER	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.
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.
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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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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.

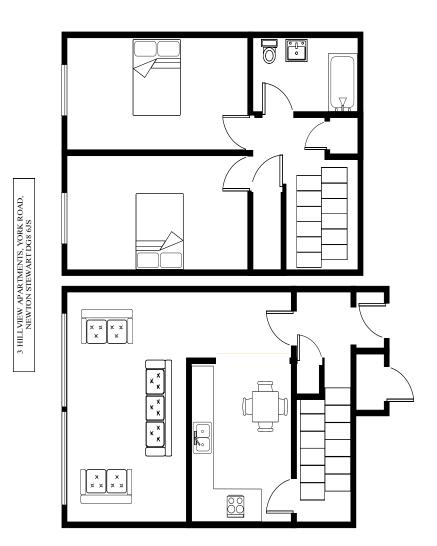
VIEWING ARRANGEMENTS

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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