

G · A · P

Galloway & Ayrshire Properties



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7 SEAVIEW TERRACE
PORT WILLIAM
NEWTON STEWART
DG8 9QL



Ground floor dwelling with extended accommodation and superb views over Luce Bay.

The property has been removed and offers potential for a FIRST TIME BUYER, BUY TO LET INVESTOR or SECOND HOME.

VESTIBULE with storage cupboard, HALLWAY, 2 double BEDROOMS, BATHROOM, fully fitted KITCHEN open to large SITTING ROOM with views, DINING ROOM/STUDY/BEDROOM 3

Biomass boiler, double glazed.

**Large detached Garage with Utility and all services
Off road parking and small rear garden with decked terrace.**

OFFERS OVER £65,000

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:

Side path with DG door to

Vestibule with laminate floor, ceiling light and deep storage cupboard with consumer unit meters and cloak rail. Part glazed door to

Hall Power point, radiator, ceiling light, heat detection/smoke alarm.

Bedroom 1 3.1 x 3.36m side and front DG windows, radiator, ceiling light, power points. Recess with plumbing for shower

Bedroom 2 3.32 x 2.8m two front DG windows, power points, radiator, high storage cupboards, built-in storage cupboard with stopcock and power point; TV aerial

Bathroom 2.24 x 1.4m with bath, electric shower, WC, chrome vertical radiator, corner WHB, radiator. Laminate floor, ceiling light, extractor light, wall tiling and wall mirror

Kitchen 3.85 x 3.03m fully fitted kitchen with a range of light wood finish base and wall units, modern wall tiling, plumbed for washing machine, 1 1/2 stainless steel sink with mixer tap, built-in four ring hob and electric oven with stainless steel splash back, stainless steel extractor. 2 wall recesses, power points, spotlights, heat detector and laminate flooring. Open design to



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 6.35 X 2.66m spacious and light area with two rear DG windows and sliding patio doors with views over Luce bay, 2 radiators, ample power points, Telephone point. Down lighters, smoke alarm, two large Velux windows, TV aerial. Double timber glazed doors to

Dining/Study 2.76 x 3.85m ceiling light, power points and radiator. Could be used as a third bedroom or Study.

Garage

5.06 x 4.77m large block built garage with double doors to the front. Strip lights and access to Utility area 4.77 x 2.77m contains the dual fuel biomass central heating boiler and hot tank, control unit etc. Further details on this system will be made available by the sellers. It is understood that the system is RHI approved. Mains water, drainage for WC and plumbing for utility. Rear DG window

GARDEN GROUND

A small area of ground is located to the rear, laid with grass. Steps lead to a decked terrace accessible from the sitting room.

COUNCIL TAX

Band A

EPC Rating

D 57

SERVICES

Mains water, drainage and electricity. Central heating and hot water via biomass boiler.

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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