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**8 Princes Street  
Newton Stewart  
DG8 6EX**



A mid-terrace cottage style property located within easy reach of the town centre. This property is in good condition having recently gone under a full program of modernisation through out to include, new flooring, new internal woodwork and a full rewire within the last 4 years. Providing spacious family accommodation over two floors, this property benefits from fully gas fired central heating, full double glazing as well as a fully enclosed garden to the rear. Conveniently located within walking distance of all major amenities, this property would make an ideal family home.

**ENTRANCE PORCH, HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM, 3 DOUBLE BEDROOMS, ENCLOSED GARDEN**

**Offers Around: £150,000 are invited.**



Located within easy reach of the town centre, this is a mid-terrace cottage style property ideally suited as a family home. The property is of traditional construction under a slate roof. It is good condition throughout after recently undergoing a programme of modernisation. This has resulted in new internal woodwork, new flooring and a full rewire (approx. 4 years old).

This property has also benefitted from an extension to the rear allowing for a bright and modern bathroom and utility space leading to the garden. With fully gas fired central heating and having full double glazing, viewing this property is to be thoroughly recommended.

It is situated adjacent to other private residences of varying terraced design and has an outlook over same.

Local amenities close by include general store and primary school while all major amenities are all located in and around the town centre which is only a short distance away, and include supermarkets, healthcare, indoor leisure pool complex and secondary school.

**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. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

## **ACCOMMODATION**

### **Lounge**

Spacious lounge providing generous accommodation with central heating radiator, 2 x double glazed windows, TV point and shelved recess.

### **Kitchen**

Laminate floored galley style kitchen with mounted wall and floored units. Integrated gas hob with electric fan oven, stainless steel sink and under counter fridge. Double glazed window and integrated heat detector.

### **Hallway**

Front porch leading into hallway allowing for access across lower level. Central heating radiator with integrated smoke detector as well as understairs storage.

### **Bathroom**

Bright and modern bathroom to the rear of the property. Mains shower over bath with splash board panelling. Toilet and WHB as well as heated towel rack and double glazed window.

### **Bedroom 1**

Spacious double bedroom with built in eaves storage, central heating radiator and double glazed window and large Velux window to rear

### **Bedroom 2**

Double bedroom to front of property with built in storage, large double glazed window and central heating radiator.

### **Bedroom 3**

Double bedroom to rear of property with large double glazed window and central heating radiator. Large cupboard can be found on landing next to bedroom.

### **Garden**

Generous sized fully enclosed garden to rear with outbuilding, maintained grass, flower beds, concrete pathing and patio area.







## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

## COUNCIL TAX

Band C

## EPC RATING

D

## SERVICES

Mains electricity, water & drainage. Gas fired central heating.

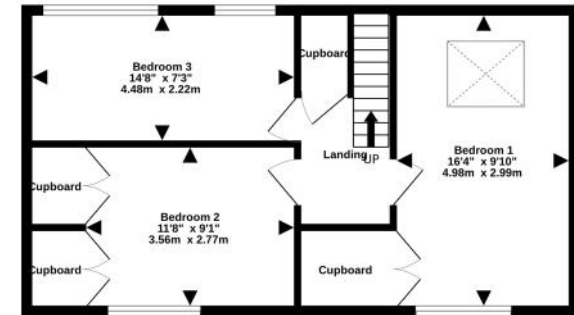
## VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

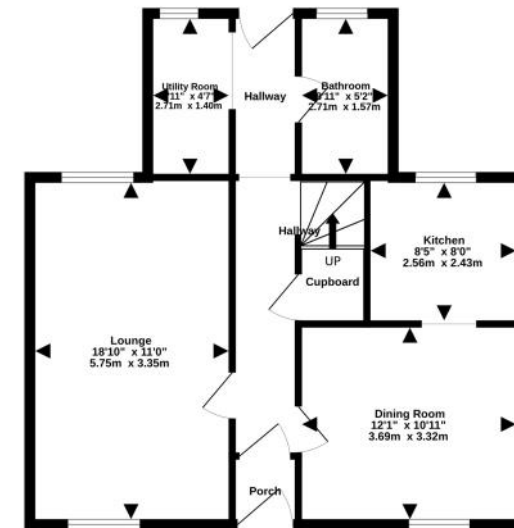
## OFFERS

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.

1st Floor  
486 sq.ft. (45.1 sq.m.) approx.



Ground Floor  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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