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**19 MAXWELL DRIVE
NEWTON STEWART
DG8 6EL**



Modern detached bungalow in excellent condition in a quiet residential area of the town within easy access of amenities.

HALLWAY, SITTING ROOM with gas fire, fully fitted KITCHEN, modern SHOWER ROOM, 2 double BEDROOMS.

**Double glazed. Gas central heating.
Off road parking. Garden to front and rear.
Large garden shed with power and heating.
MAY SUIT RETIRED COUPLE or FIRST TIME BUYER**

OFFERS OVER £130,000



Access to the house is by a recessed porch at the side with outside light, timber door with leaded glass panel to

Hallway

1.46 x 3.52m with radiator and power points, telephone point, central heating thermostat, hatch to the insulated loft space, smoke alarm, ceiling light, built-in cloak cupboard with meters and consumer unit. Further built-in cupboard with hot water tank and slatted shelving. Oak flooring. Hardwood glass panel door to

Sitting room

3.48 x 4.28m Oak flooring, large front UPVCDG window, ceiling light, power points, telephone point, TV connections, feature solid timber mantelpiece on a polished hearth with tiled inner, gas living flame fire. Smoke alarm.

Kitchen

2.41 x 3.8m Range of base and wall cupboards in a medium wood effect with dark contrasting worktops, tiled splash back, front UPVCDG window with vertical blind, 1 1/2 stainless steel sink with mixer tap, wall cupboards, plumbed for washing machine, built-in electric oven and four ring gas hob with concealed extractor. Concealed Ideal Mexico gas fired boiler, integrated fridge and freezer, radiator, vinyl floor tiles, spotlights, heat detector and timber panel door to the outside. Ample power points, cooker point, central heating control console

Bedroom 2

2.6 x 3.28m UPVCDG window with a woodland view to the rear, radiator, double built-in wardrobe with hanging rail, power points and ceiling spotlights. Double room.

Bedroom 1

2.72 x 3.28m double room with rear UPVCDG window, woodland view, power points, radiator, wall mounted TV connection, double built-in wardrobe with sliding doors, integrated shelving and hanging rail, ceiling spotlights

Shower room

1.86 x 1.68m modern shower room with opaque UPVCDG window to the side, fitted roller blind. Vanity unit, WC with concealed cistern, drawers, cupboard and WHB. Shaver point. Corner entry shower cubicle with wall panelling, Mira electric shower, panelled ceiling with fitted spotlights and extractor. Ladder radiator and vinyl flooring



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.

GARDEN GROUND

The garden lies to the front and rear of the property and is laid with grass for easy maintenance. There is a paved and gravelled driveway to the side for off road parking. Side fence. At the rear is a drying area and outside tap. There is also a good sized **Timber Shed** with wall shelving, lighting and radiator. To the front of this is a block paver patio. Side path leads to the kitchen door.

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX

Band C

EPC RATING

D - 62

SERVICES

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

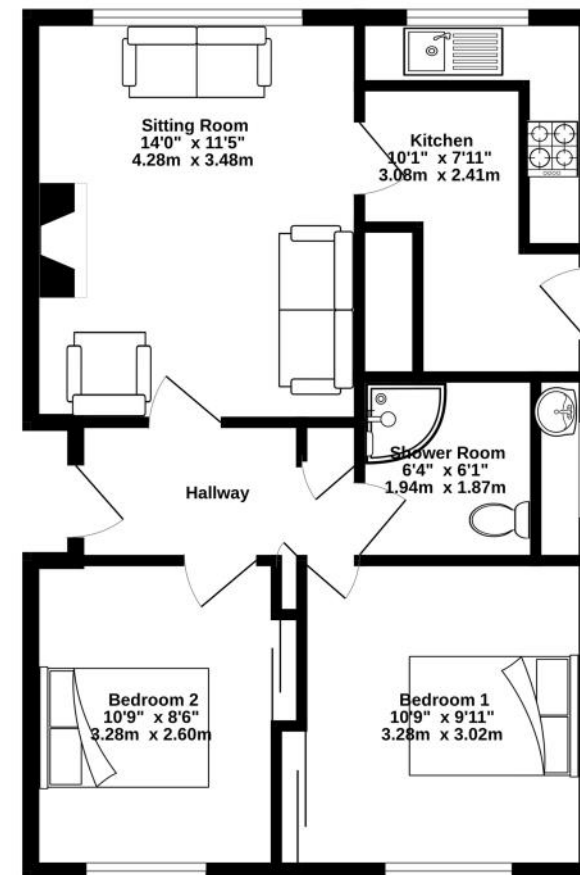
VIEWING ARRANGEMENTS

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.

Ground Floor
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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