



**32 Corvisel Avenue,  
Newton Stewart,  
DG8 6LR**

EPC = E

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*

**PROPERTY OFFICE**

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THE OLD BANK

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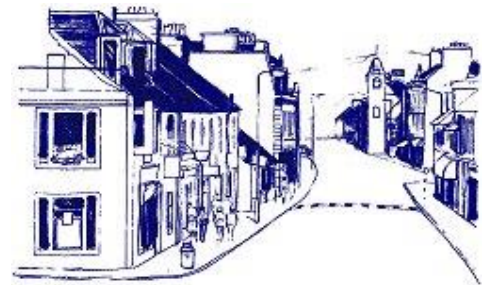
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Tel: (01776) 702581 • Fax: (01776) 702524

- **Spacious mid-terraced family property situated in quiet residential area**
- **3 Bedrooms**
- **The property benefits from double glazing and electric wet heating system**
- **There is an easily maintained garden with off road parking**
- **Offers in the region of £125,000**



# 32 CORVISEL AVENUE, NEWTON STEWART

Spacious three-bedroom mid-terraced family house with accommodation over two floors, situated in quiet residential area close to Primary and Secondary Schools and within walking distance of town centre and all local amenities. The property benefits from double glazing and electric wet heating. There is an easily maintained garden with off-road parking. Accommodation comprises:- Ground Floor:- Entrance Porch. Hall. Lounge. Dining Area. Kitchen. Bathroom. First Floor - 3 Bedrooms. Shower Room.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch**

**1.40m x 0.60m**

Glazed storm doors. Tiled flooring.

### **Hall**

**4.83m x 2.03m**

Hardwood glazed door giving access to hall. Built-in cupboard housing electric meter. Stairs to first floor accommodation. Understairs storage cupboard. Radiator.

### **Lounge**

**4.60m x 3.80m**

Bright and airy family room with north west facing window. Painted Fyfe stone fireplace with open fire. Radiator.



### **Dining Area**

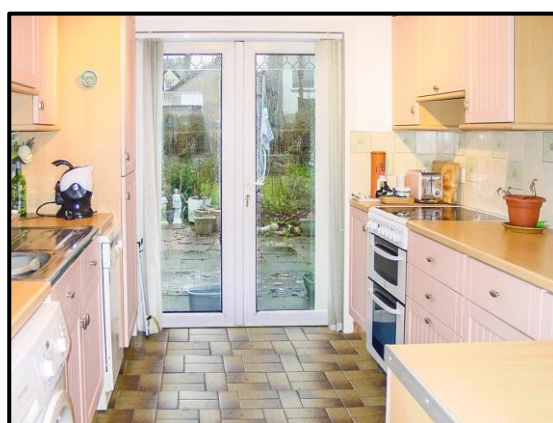
**4.60m x 2.72m**

South east facing window. Open plan with the kitchen. Built-in storage cupboard. Radiator.

### **Kitchen**

**2.67m x 2.66m**

South west facing window and patio doors leading to rear garden. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Space for slot in cooker with extractor fan above. Space and plumbing for washing machine and dishwasher. Integrated fridge freezer.



### **Bathroom**

**1.95m x 1.67m**

Fully tiled and fitted with a white suite comprising WC, wash-hand basin and bath. Radiator.

## **FIRST FLOOR ACCOMMODATION**

### **Bedroom 1**

**4.06m x 3.37m**

Two north west facing windows. Two built-in cupboards with overhead storage and sliding doors (one shelved and hanging cupboard and one housing water tank). Radiator.

### **Bedroom 2**

**4.20m x 2.75m**

Two south east facing windows. Bridging unit comprising shelved and hanging storage cupboards. Radiator.



### **Bedroom 3**

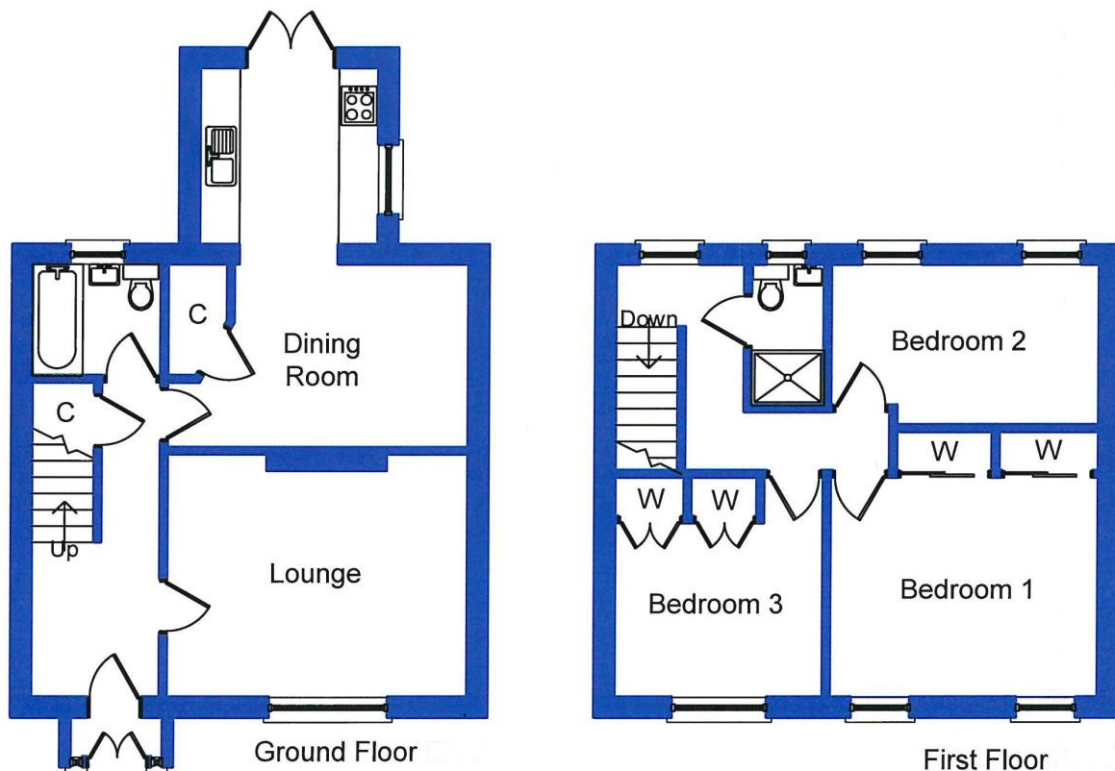
**3.36m x 3.23m**

North west facing window. Two built-in shelved and hanging cupboards. Radiator.

### **Shower Room**

**2.20m x 1.10m**

Partial wet wall panelling and partially tiled. Fitted with a white suite comprising WC, countertop-wash hand basin and shower cubicle with electric shower. Heated towel rail. Extractor fan.



Sketch plan for illustrative purposes only

## **Garden**

The garden has been designed for ease of maintenance. A gravelled driveway offers off-road parking. The rear garden has a paved patio and lawn areas with flowering borders. Pedestrian access from Corvisel Avenue.

## **OUTBUILDING**

Garden Shed



## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric wet heating system. EPC = E

## **COUNCIL TAX**

This property is in Band B.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £125,000 are anticipated and should be made to the Selling Agents.

## **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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### The Consumer Protection From Unfair Trading Regulations 2008

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.