



**6 North Crescent,
Garlieston,
DG8 8BA**

EPC = D

A B & A MATTHEWS

Solicitors & Estate Agents

PROPERTY OFFICE

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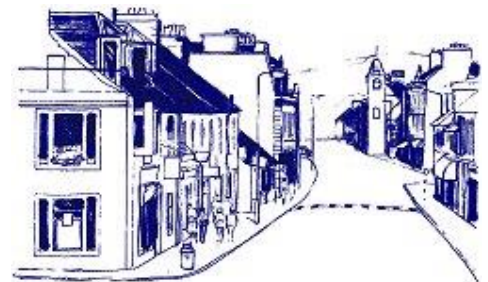
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- **Spacious mid terraced family property situated in pretty harbour village location**
- **3 Bedrooms**
- **The property has been recently upgraded and is in walk-in condition benefiting from new double glazing, flat roof, slates and larch cladding. Oil fired central heating**
- **Unrestricted views over the harbour and onto Wigtown Bay**
- **Easily maintained garden to rear of the property**
- **Offers in the region of £170,000**



6 NORTH CRESCENT, GARLIESTON

Attractive three-bedroom mid-terraced property with spacious accommodation over two floors, situated in the harbour village of Garlieston with uninterrupted views over the harbour and onto Wigtown Bay. The property has been recently upgraded with new windows fitted in January 2024, new flat roof fitted in 2018 with 30 years guarantee, new slates fitted in 2022 and new larch cladding completed in February 2024. These projects totalled a cost of £25,000. Oil-fired central heating and easily maintained garden.

Accommodation comprises:- Ground Floor - Entrance Porch. Hall. Lounge. Kitchen. Bedroom/Dining Room. Bathroom. First Floor - 2 Bedrooms. Shower Room.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.67m x 0.88m

Acoya hardwood entrance door. Wall mounted cupboard housing electric meter. Glazed door to hall.

Hall

Understairs storage cupboard and built-in shelved storage cupboard with louvred doors. Stairs giving access to first floor accommodation. Radiator.

Lounge

5.47m x 4.41m

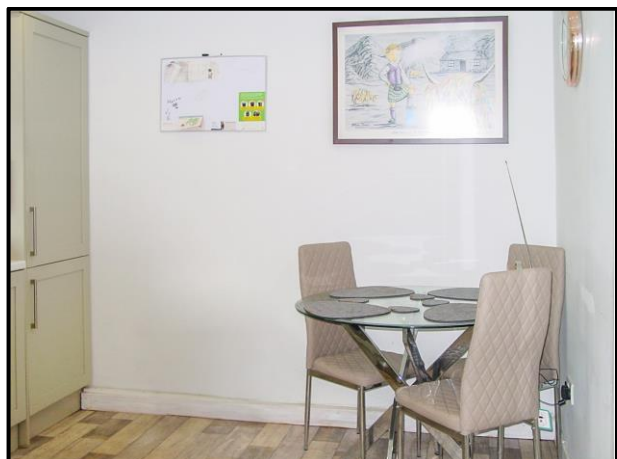
Bright and airy family room with east and west facing windows. Two radiators.



Kitchen

3.71m x 3.00m

West facing window. Fitted with a good range of modern wall and floor units, ample worktops, splashbacks and inset 1½ bowl stainless steel drainer sink. Integrated appliances include electric hob with built under electric oven and chimney style extractor fan above, dishwasher, fridge-freezer and oil-fired combi boiler. UPVC glazed stable door giving access to garden.



Bedroom 3

4.12m x 2.52m

East facing window. Built-in shelved and hanging wardrobe. Radiator.

Bathroom

2.80m x 2.35m

Partial wet wall panelling and fitted with a white suite comprising WC, counter-top wash-hand basin with storage below and shower bath with mains shower over. Large built-in storage cupboard which has space and plumbing for washing machine and tumble dryer. Heated ladder style towel rail.

FIRST FLOOR ACCOMMODATION

Landing with built-in storage cupboard. Radiator.

Bedroom 1

4.17m x 3.77m

East facing dormer window. Radiator.

Bedroom 2

4.22m x 4.15m

East facing dormer window. Radiator.

Shower Room

1.80m x 1.47m

Partial wet wall panelling and fitted with a white suite comprising back to wall WC, counter-top wash-hand basin with storage below and shower cubicle with electric shower. Extractor fan.



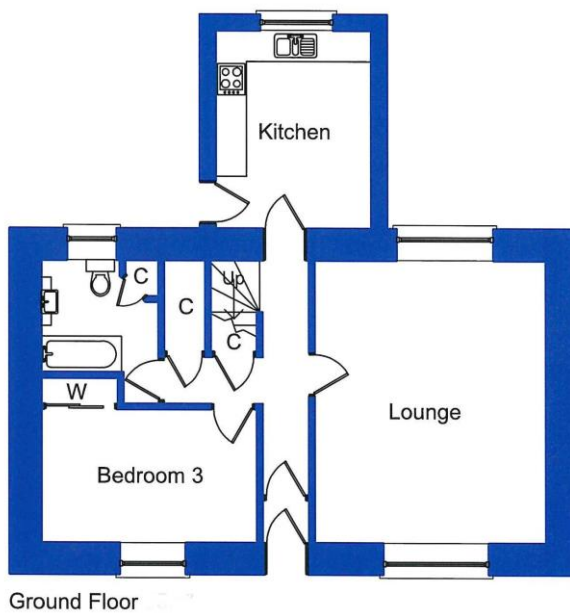
Bedroom 1



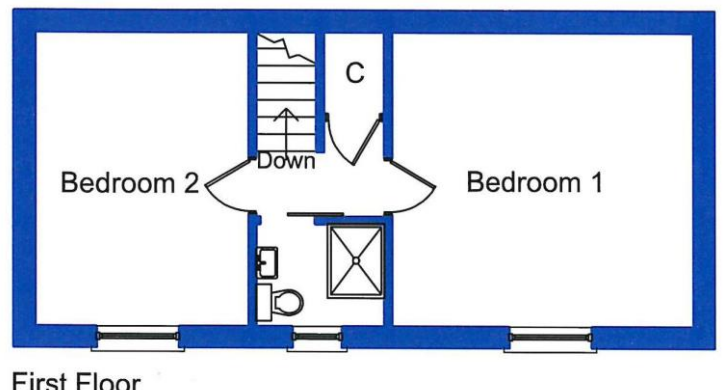
Bedroom 2



Bathroom



Ground Floor

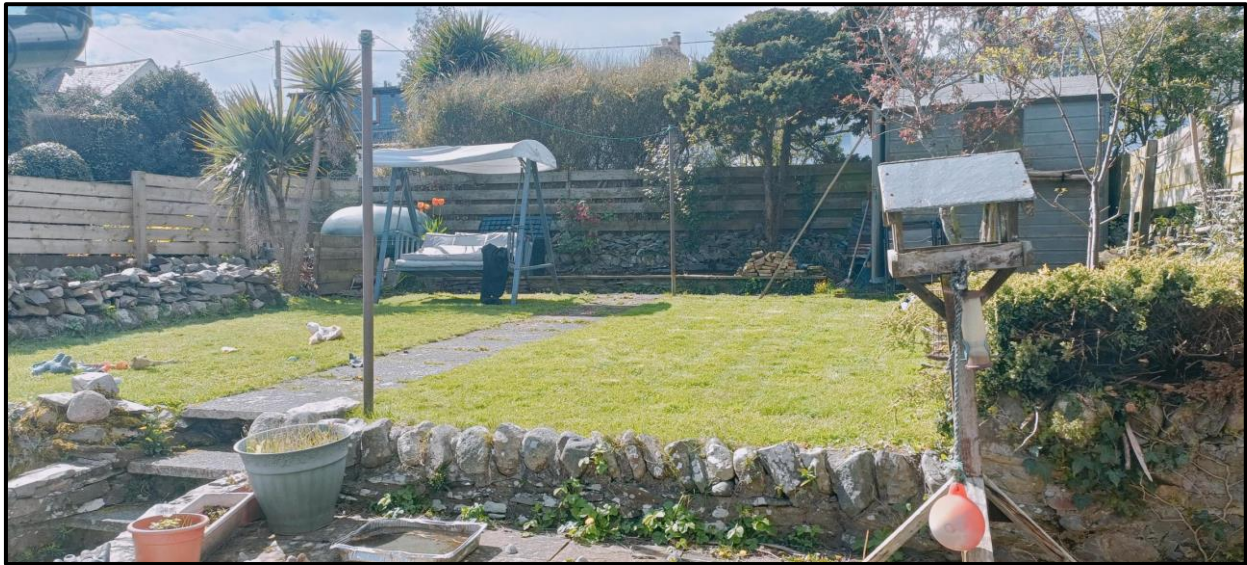


First Floor

Sketch Plan for illustrative purposes only

Garden

Immediately to the rear of the property is a paved patio area. Steps lead up to the main garden which is mainly laid to lawn with flowering borders. Timber built garden shed.



SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating. EPC = D.

COUNCIL TAX

The property is in Band C.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £170,000 are anticipated and should be made to the Selling Agents. Some items of furniture may be taken over by separate negotiation.

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.



View from Property



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The Consumer Protection From Unfair Trading Regulations 2008

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.