



***Waters Edge,
5 Callanders Close,
Garlieston,
Newton Stewart,
DG8 8BB***

EPC = C

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Solicitors & Estate Agents

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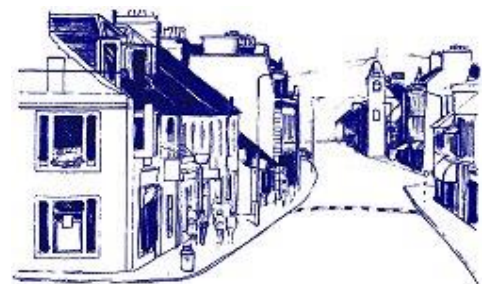
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- **End-terraced property situated in the pretty harbour village of Garlieston**
- **2 Bedrooms (one en-suite)**
- **The property has been maintained to a high standard benefitting from log burning stove, double glazing, electric heating and is in walk-in condition throughout**
- **Waters Edge has the potential for a good holiday letting income**
- **Stunning views over Garlieston Harbour and onto The Solway Firth**
- **Offers in the region of £160,000**



WATERS EDGE, 5 CALLANDERS CLOSE, GARLIESTON

End terraced two-bedroom property situated in coastal village location within a harbour development with views over Garlieston Harbour and onto the Solway Firth. The property offers spacious accommodation over two floors and benefits from log burning stove, double glazing and electric heating. Decorated to a high standard throughout, the property is bright and airy and in walk-in condition and has the potential for a good holiday letting income.

Accommodation comprises:- Ground Floor - Open plan Lounge/Kitchen/Dining Area. First Floor - 2 Bedrooms (1 En-suite). Bathroom.

GROUND FLOOR ACCOMMODATION

Lounge

5.36m x 4.17m

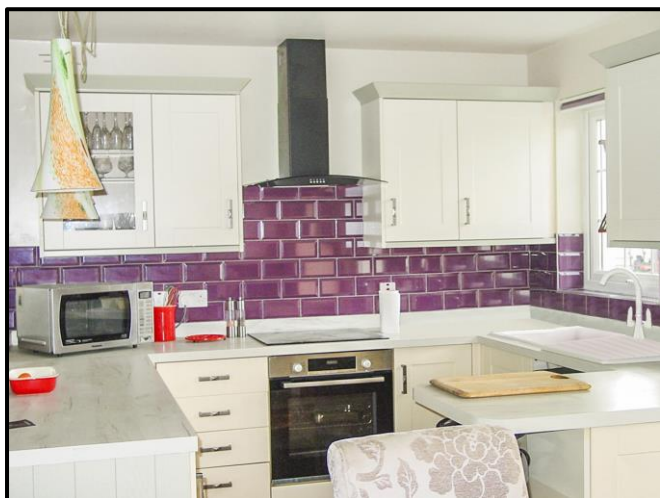
UPVC glazed entrance door. Bright and airy room with east facing window. The ground floor accommodation is open plan with the kitchen and dining area. Feature multi-fuel stove with slate hearth and stone wall. Understairs storage cupboard housing electric meters. Stairs to first floor accommodation.



Kitchen/Dining Area

5.37m x 2.80m

Two west facing windows and north facing window. Fitted with a good range of modern wall and floor units, ample worktops with upstands to match, tiled splashbacks and inset composite drainer sink. Integrated appliances include electric hob, electric oven below and chimney style extractor fan above. Space and plumbing for washing machine. UPVC glazed door giving access to outside area. Electric panel heater.



FIRST FLOOR ACCOMMODATION

Landing

Built-in cupboard housing water tank. Panel heater.

Bedroom 1

3.12m x 3.00m

West facing window and French doors leading to balcony with views over harbour. Built-in shelved and hanging cupboard.

En-Suite

2.33m x 0.90m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Panel heater. Extractor fan.

Bedroom 2

4.55m x 2.93m

Two east facing windows. Built-in shelved and hanging cupboard. Hatch to attic. Panel heater.



Bedroom 1

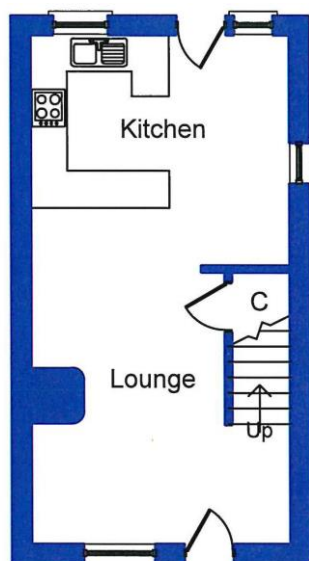


Bedroom 2

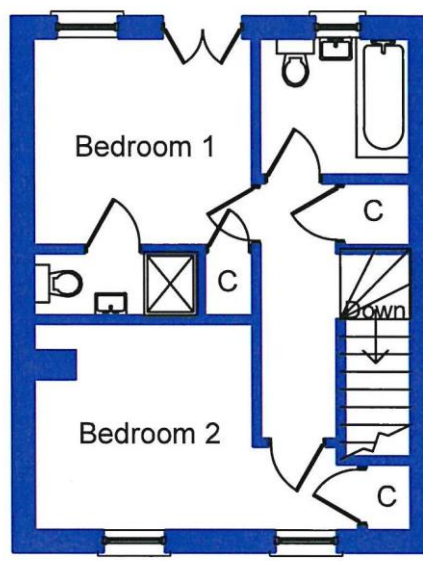
Bathroom

2.11m x 1.85m

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath with mains shower over. Heated towel rail. Extractor fan.



Ground Floor



First Floor

Sketch plan for illustrative purposes only

Garden

There is a small, gravelled area to the rear of the property and paved area to the front. Allocated parking space. Walled communal area for wheelie bins.

SERVICES

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

COUNCIL TAX

This property is in Band C.

VIEWING

By arrangements with the Selling Agents on 01671 404100. It is understood that the furniture can be taken over by separate negotiation.

OFFERS

Offers in the region of £160,000 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

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.