



# ‘Craignelder’, 5 Corvisel Road

Newton Stewart, DG8 6LW



Substantial, semi – detached  
3-bedroom property with off  
road parking and  
conservatory to the rear.

Offers Over: £210,000 are invited



‘Craignelder’, 5 Corvisel Road, Newton Stewart, DG8

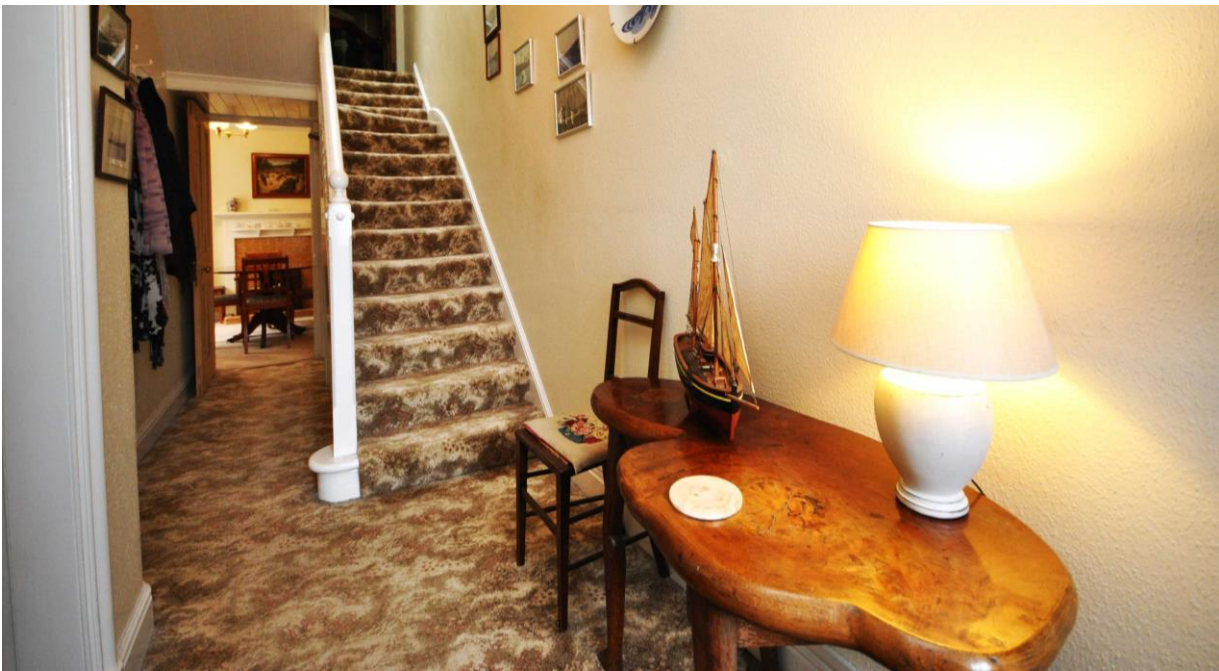


Key Features:

- . Spacious family home
- . Detached garage
- . Gas fired central heating
- . Conservatory with rear outlook
- . Full UPVC Double glazing
- . Large enclosed garden
- . Prime location
- . Off road parking
- . Stunning views









## Property description

An opportunity arises to purchase a substantial semi-detached property with separate garage enjoying a prime location in the picturesque town of Newton Stewart. Within easy reach of all major amenities, this property has been well maintained and provides spacious accommodation over two levels. The property benefits from being extended to the rear to allow for a spacious kitchen and utility area as well as a conservatory providing an outlook over the enclosed garden grounds. A spacious lounge to the front with feature gas fire as well as a separate study and dining room both featuring original fireplaces. With full UPVC double glazing and gas fired central heating, this property would make an ideal family home and viewing is to be thoroughly recommended.

With the property being of traditional construction under a tile roof as well as having an extension to the rear, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground with side and rear access as well as a large driveway providing off road parking. There is an outlook to the front over other residences of varying design and Galloway hills beyond with the outlook to the rear being over the generous sized and well-maintained garden grounds. The detached garage also benefits from having mains power, and ideal space for storage which can be used for a range of options.

Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach.









## Accommodation

### Hallway

Entrance porch providing access into spacious hallway allowing access to all ground floor accommodation as well as stairs providing access to upper-level accommodation. Central heating radiator, integrated smoke detector as well as under stairs storage and thermostat central heating.

### Lounge

Spacious lounge to front of property with feature gas fire, display recess', central heating radiators, TV point as well as BT phone socket and double-glazed window providing front outlook.

### Study

Heading towards the rear of the property with central heating radiator, original feature fireplace, BT phone socket, display recess and access to rear conservatory.

### Dining Room

Towards rear of property with central heating radiator, double glazed window and original feature fireplace. Display recess and access to kitchen.

### Kitchen

To rear of property, modern style kitchen with floor and wall mounted units, composite sink, central heating radiator, double glazed window providing rear outlook. Access to conservatory, plumbing for washing machine, space for electric cooker/hob as well as built in extractor fan. Also to rear, storage area currently housing a toiler and access to gas meter.

### Conservatory

Extension to the rear currently used as a conservatory with access from both kitchen and study, currently comprising of a utility area with matching kitchen worktop and floor mounted units which provides space for freezer and tumble dryer. Fully double glazed with mains power and tiled flooring providing full outlook over rear garden grounds.

### Landing

Spacious open landing providing full access to upper-level accommodation with Velux window providing natural light.

### Bathroom

Spacious upstairs bathroom towards rear of property comprising of separate bath and shower cubicle with electric shower, toilet WHB. Splash panel boarding, central heating radiator, double glazed window, tiled wall around bath and carpeted flooring as well as loft hatch access.



# Accommodation

## Bedroom 1

Spacious double bedroom towards front of property with double glazed window providing front outlook and views over Galloway hills. Central heating radiator and built in storage also.

## Bedroom 2

Spacious double bedroom towards rear of property with double glazed window providing rear outlook over garden ground as well as central heating radiator.

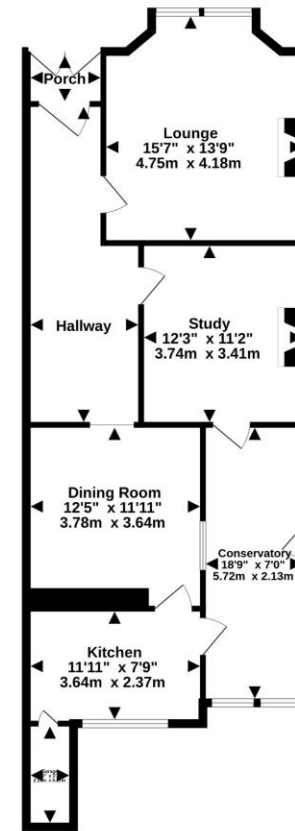
## Bedroom 3

Bedroom towards front of property with double glazed window and central heating radiator.

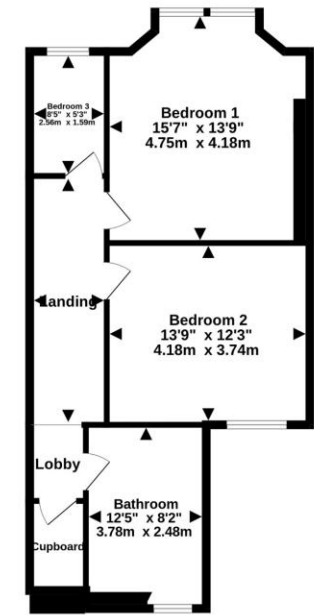
## Garden

Generous sized plot comprising of patio area at conservatory with concrete pathway leading to bordered sections of well-maintained lawn areas boasting flowered planting borders and mature hedging providing privacy. Garden shed to the top of the rear garden and views to Galloway hills and beyond.

Ground Floor  
870 sq.ft. (80.8 sq.m.) approx.



1st Floor  
631 sq.ft. (58.6 sq.m.) approx.

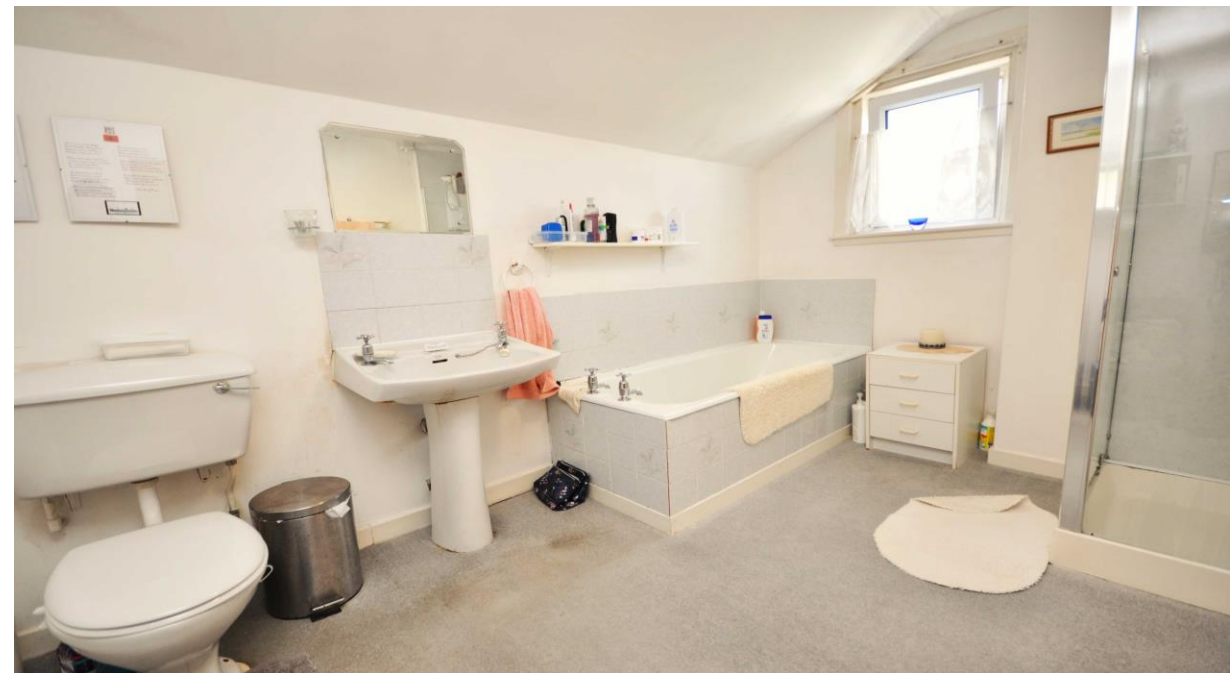


TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about 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.















### 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 E

### EPC RATING

D - 57

### SERVICES

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

### VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

### 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.

