



**4 Maxwell Drive,  
Newton Stewart, DG8 6EL**

EPC = D

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

38-40 Albert Street • Newton Stewart DG8 6EF  
Tel: (01671) 404100 • Fax: (01671) 401443  
[www.abamatthews.com](http://www.abamatthews.com)

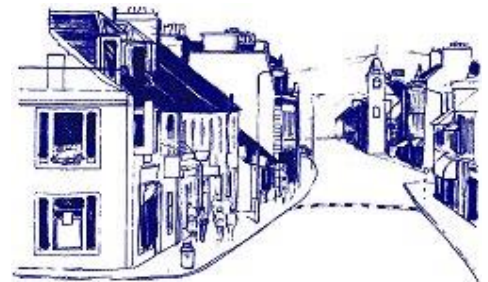
---

BANK OF SCOTLAND BUILDINGS  
Newton Stewart • DG8 6EG  
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK  
Buccleuch Street Bridge • Dumfries DG2 7TJ  
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* HUNTER & MURRAY  
25 Lewis Street • Stranraer DG9 7LA  
Tel: (01776) 702581 • Fax: (01776) 702524

- **Spacious detached property situated in popular residential area enjoying unrestricted views over the Galloway Hills**
- **4 bedrooms (1 en-suite) and 3 public rooms**
- **Double glazing and gas central heating**
- **Large garden mostly in grass for ease of maintenance, with paved drive giving access to the integral garage and off-road parking for several vehicles**
- **Offers in the region of £275,000**



# 4 Maxwell Drive, Newton Stewart

---

Attractive detached family home situated in quiet cul-de-sac enjoying unrestricted views over the Galloway Hills to the east and onto open farmland to the north and west. The property offers spacious split-level accommodation with four bedrooms, three public rooms and benefits from double glazing and gas central heating. There is a large well maintained garden with a garage and forecourt for several vehicles.

Accommodation comprises: - Ground Floor- Hall. Sitting Room. Kitchen. Utility Room. Dining Room. WC. First Floor – Lounge. 4 Bedrooms (1 En-suite). Bathroom.

## **ACCOMMODATION**

### **Hall**

**5.97m x 1.87m**

UPVC entrance door with glazed side panel. Stairs leading to first floor accommodation with small built-in understairs storage cupboard. Built-in shelved cloak cupboard extending to 2.45m x 1.09m. Radiator.

### **Sitting Room**

**4.87m x 4.09m**

East facing window overlooking garden and onto the Galloway Hills and south facing window. Feature fireplace with marble hearth and coal effect gas fire. Radiator.



### **Kitchen**

**5.25m x 2.98m**

South and west facing windows overlooking garden. Fitted with an extensive range of floor and wall units with ample worktops and inset single drainer stainless steel sink. Built-in appliances include electric hob with extractor hood over and electric oven. Space for fridge. Radiator and door to utility room.



**Utility Room****4.23m x 1.65m**

UPVC glazed door to rear garden. Sink units with inset single drainer stainless steel sink. Space and plumbing for dishwasher and washing machine. Radiator.

**Dining Room****4.12m x 2.94m**

West facing window overlooking rear garden. Radiator and parkay flooring.

**WC****1.58m x 1.44m**

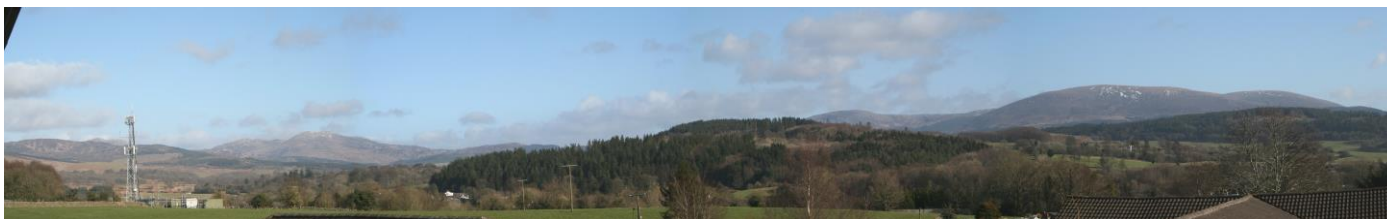
Coloured WC and wash hand basin. Radiator.

**FIRST FLOOR ACCOMODATION****Lounge****5.39m x 5.29m**

Spacious lounge situated on mezzanine level with large picture window giving unrestricted views onto Cairnsmore of Fleet and the Galloway Hills. Feature fireplace with marble hearth and coal effect gas fire. Pine panelled ceiling. Two radiators







Spacious landing with built-in shelved cupboard and hatch to attic.

**Bedroom 1 (En-Suite)**

**3.28m x 3.16m**

East facing window overlooking garden and giving unrestricted views onto Galloway Hills. Two built-in shelved and hanging wardrobes. Radiator.

**En-suite Shower Room**

**2.16m x 1.64m**

Coloured WC and wash hand basin, tiled shower cubicle with power shower. Radiator.



**Bedroom 2**

**3.52m x 3.29m**

East facing window overlooking the garden and onto the Galloway Hills. Built-in shelved and hanging wardrobe and built-in cupboard housing hot water tank

**Bedroom 3**

**4.15m x 2.99m**

West facing window overlooking rear garden and onto open farmland. Built-in double shelved and hanging wardrobe.



## **Bedroom 4/Study**

**4.11m x 3.00m**

West facing window overlooking rear garden and over farmland. Built-in double shelved and hanging wardrobe.

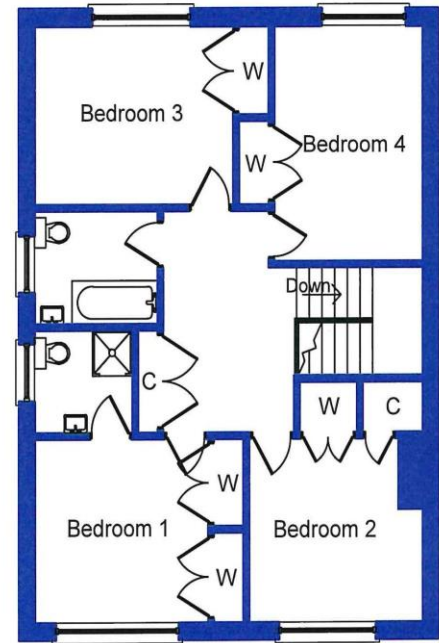
## **Bathroom**

**2.68m x 2.00m**

Wood panelled to dado rail height and partially tiled. Fitted with white suite comprising bath with electric shower over, WC and wash hand basin. Wall mounted medicine cabinet. Radiator.



Ground Floor



First Floor

Sketch plan for illustrative purposes only

## **Garden**

The large garden has been designed for ease of maintenance with the front garden laid to lawn and planted with a variety of shrubs and flowering plants. A paved driveway gives access to the garage and offers off-road parking for several vehicles. To the rear of the property the garden backs onto open farmland and comprises a paved patio area with the remainder of the garden being laid to lawn with a variety of well stocked flower borders.





## **Outbuildings**

Garage/workshop extending to 5.52m x 5.20m with double wooden doors and pedestrian doors. Power and light laid on. Wall mounted gas boiler. Radiator.

Aluminium greenhouse with electricity laid on and garden water tap.



## **SERVICES**

Mains supply of water, gas and electricity. The property is connected to the mains drainage system. Gas Central heating. EPC = D

## **COUNCIL TAX**

This property is in Band F.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £275,000 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.



38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: [www.abamatthews.com](http://www.abamatthews.com)

---

### 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.