



**18 Woodlands Drive,  
Newton Stewart,  
DG8 6GY**

EPC = B

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

**PROPERTY OFFICE**

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BANK OF SCOTLAND BUILDINGS

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

- **End-terraced property situated in quiet residential area close to all local amenities**
- **2 Bedrooms**
- **The property has been maintained to a high standard benefiting from double glazing and gas-fired central heating**
- **Easily maintained garden with off-road parking for two vehicles**
- **Offers in the region of £120,000**



# 18 WOODLANDS DRIVE, NEWTON STEWART

Attractive end-terraced property situated in quiet residential area, close to all local amenities including Primary and High Schools, Shops, Library, Leisure Centre and Cinema. The property has been maintained to a very high standard benefiting from double glazing, gas-fired central heating and an easily maintained garden with off-road parking for two vehicles.

Accommodation comprises: - Ground Floor – Hall. Lounge. Kitchen/Diner. Inner Hall. Utility Room. Cloakroom. First Floor – 2 Bedrooms. Bathroom.

## **GROUND FLOOR ACCOMMODATION**

### **Hall**

**1.90m x 1.30m**

Nordan glazed entrance door and glazed side panel. Radiator.

### **Lounge**

**4.18m x 3.60m**

Bright and airy room with east facing window. Understairs cupboard housing electric meter. Radiator



### **Kitchen/Diner**

**4.72m x 2.52m**

Spacious kitchen/diner with west facing glazed door and glazed side panel overlooking garden. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include electric hob with chimney style extractor fan above and eye level electric oven (there is space for integrated microwave). Wall mounted gas combi boiler. Radiator.



### **Inner Hall**

**1.70m x 1.20m**

Giving access to utility room and cloakroom. Radiator.

### **Utility Room**

**1.70m x 1.47m**

Fitted with a good range of wall and floor units to match the kitchen. Space and plumbing for washing machine.

### **Cloakroom**

**1.76m x 1.30m**

Fitted with a white suite comprising WC and wash-hand basin. Radiator.

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

Built-in airing cupboard. Hatch to attic.

### **Bedroom 1**

**3.60m x 3.20m**

East facing window with views onto the Galloway Hills. Two built-in shelved and hanging cupboards and one walk in shelved storage cupboard. Radiator.

### **Bedroom 2**

**4.86m x 2.50m**

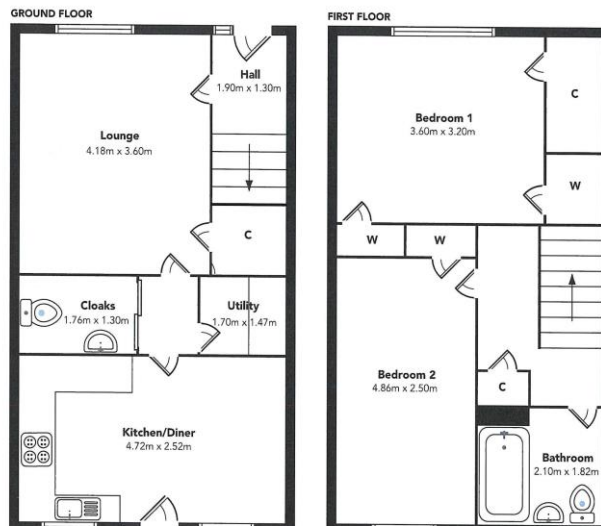
West facing window. Built-in shelved and hanging cupboard. Radiator.



### **Bathroom**

**2.10m x 1.82m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and bath with mains shower over. Radiator.



Floorplans are indicative only - not to scale  
Produced by Plushplans

## **Garden**

The front of the property has monobloc paving providing two parking spaces. The remainder of the garden lies to the rear of the property and is laid with artificial lawn, patio area and raised beds with a variety of flowering shrubs. Keter shed.



## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas-fired central heating. Three solar panels providing domestic hot water. EPC = B

## **COUNCIL TAX**

This property is in Band C.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £120,000 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.