



***Parkside Cottage,  
Slaughterhouse Road,  
Newton Stewart,  
DG8 6QZ***

EPC = C

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

**PROPERTY OFFICE**

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**BANK OF SCOTLAND BUILDINGS**

Newton Stewart • DG8 6EG

Tel: (01671) 404100 • Fax: (01671) 404140

**THE OLD BANK**

Buccleuch Street Bridge • Dumfries DG2 7TJ

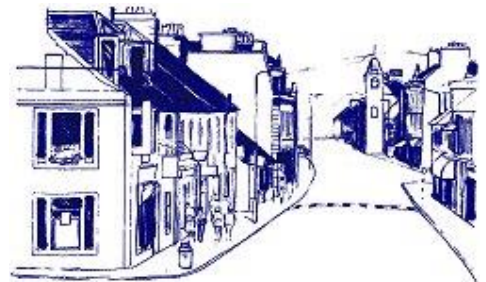
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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

- **Spacious detached family property built Circa 2006 and situated close to all local amenities**
- **3 Bedrooms**
- **The property has been maintained to a very high standard benefiting from double glazing and gas-fired central heating**
- **There is an easily maintained garden with off-road parking for several vehicles**
- **Offers over £185,000**



## **PARKSIDE COTTAGE, SLAUGHTERHOUSE ROAD, NEWTON STEWART**

Attractive detached family property built Circa 2006 and situated close to all local amenities including Shops, Primary and Secondary Schools, Medical Centre, Leisure Centre and Cinema. The property is in walk-in condition throughout benefiting from double glazing and gas-fired central heating (new boiler installed August 2019). There is an easily maintained garden with off-road parking for several vehicles.

Accommodation comprises: - Ground Floor – Hall. Lounge. Dining Area. Kitchen. Utility Room. Bedroom. Shower Room. First Floor – 2 Bedrooms. Bathroom.

### **GROUND FLOOR ACCOMMODATION**

#### **Hall**

**4.45m x 2.45m**

UPVC glazed entrance door with glazed side panel. Built-in shelved storage cupboard. Stairs to first floor accommodation. Radiator.

#### **Lounge**

**4.25m x 4.07m**

Bright and airy family room with east and north west facing windows. Radiator

#### **Dining Area**

**3.45m x 3.00m**

Open plan with lounge with east facing window. Glazed door giving access to kitchen.



#### **Kitchen**

**4.50m x 3.33m**

South east facing window. Fitted with a good range of wall and floor units, ample worksurfaces, tiled splashbacks and inset 1 ½ bowl stainless steel drainer sink. Integrated appliances include Aga with 4 ring gas hob, extractor fan above, dishwasher and fridge. Understairs storage cupboard. Radiator.

#### **Utility Room**

**2.12m x 2.01m**

South facing window. Fitted with a range of floor units to match the kitchen with tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine. Wall mounted gas combi boiler. Built-in cupboard housing electric meter. UPVC glazed door giving access to garden.



**Bedroom 3****3.35m x 2.90m**

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

**Shower Room****2.05m x 1.80m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower. Heated ladder style towel rail.

**FIRST FLOOR ACCOMMODATION****Landing**

Velux window. Hatch to attic. Radiator.

**Bedroom 1****5.31m x 4.30m**

North east facing window and Velux window. Built-in shelved and hanging cupboard. Radiator.

**Bedroom 2****4.17m x 2.95m**

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

**Bathroom****2.78m x 2.25m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower over. Extractor fan. Radiator.



## **Garden**

A tarred driveway provides ample off-road parking for several vehicles. The remainder of the garden is laid to lawn with flowering borders and patio area.

## **OUTBUILDING**

Greenhouse  
Arbour seating



## **SERVICES**

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

## **COUNCIL TAX**

This property is in Band E.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers over £185,000 are anticipated and should be made to the Selling Agents. It is understood that some items of furnishing may be taken over by separate negotiation.

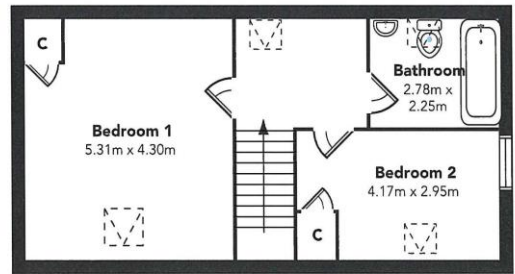
## **NOTE**

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.

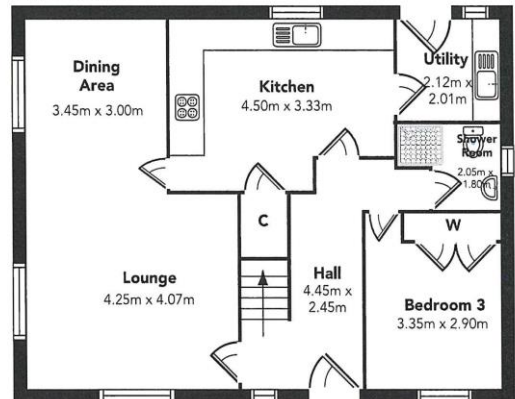


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FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans

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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.