



***Parklea,
27 Station Road,
Newton Stewart,
DG8 6LJ***

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

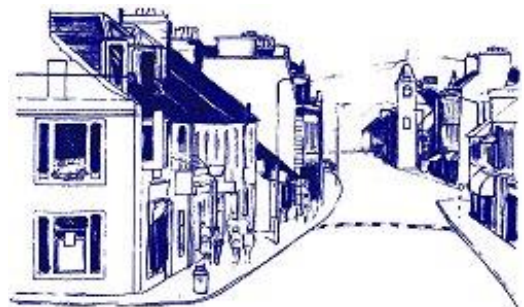
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- **Spacious semi-detached property conveniently situated in a popular residential area close to all local amenities**
- **3 bedrooms and 3 public rooms**
- **The property has been maintained to a high standard and benefits from double glazing and gas central heating**
- **Large garden to the rear of the property**
- **Offers in the region of £160,000**



Parklea, 27 Station Road, Newton Stewart

Parklea is an attractive semi-detached family home situated close to all local amenities. The property offers spacious accommodation over two floors with three bedrooms and three public rooms. The property benefits from double glazing, gas central heating and a large garden to the rear of the property. Accommodation comprises: - Ground Floor – Entrance Porch. Hall. Lounge. Sitting Room. Cloakroom. Bathroom. Sun Lounge. Kitchen. Storeroom.

First Floor Accommodation – Landing. 3 Bedrooms.

Newton Stewart is a small market town on the banks of the River Cree, surrounded by the Galloway Hills. The town is a favourite for hill walkers and mountain bikers as it is near the Galloway Forest Park, with internationally recognised biking trails amidst some of the most dramatic scenery in the south of Scotland. There is a wealth of wildlife, such as red and roe deer in the forest and hills, while wild goats thrive on the rocky slopes.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.26m x 1.12m

Glazed UPVC entrance door. Built-in shoe cabinet. Electric meters are located on the wall.

Hall

Bright and airy hallway giving access to the first-floor accommodation. Radiator.

Lounge

4.56m x 3.74m

Spacious family room with South-East facing window. Two shelved alcoves. Feature wooden fire surround with coal effect electric fire and tiled hearth providing an attractive focal point. Radiator.



Sitting Room

3.72m x 3.52m

West facing window. Two storage cupboards, one housing the boiler. Feature wooden fire surround with coal effect electric fire. Radiator.



Sun Lounge

5.07m x 2.25m

Glazed UPVC patio doors giving access to the rear garden. Two West facing windows. Feature wooden fire surround with coal effect electric fire. Radiator.



Kitchen

3.65m x 3.44m

North-West facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset ceramic 1½ bowl sink. Integrated appliances include electric hob with oven below and extractor fan above. UPVC glazed door giving access to the rear garden. Radiator.

Store Room

Walk-in storeroom, fitted with shelved storage, ample worktop and space and plumbing for washing machine.



Bathroom

2.57m x 1.85m

Partially wet wall panelling and fitted with a white suite comprising WC, wash hand basin with under cupboard storage, P-shaped shower bath with Mira electric shower. Wall mounted medicine cabinet.



Cloak Room

2.32m x 1.08m

Cloak Room located under the stairs.

FIRST FLOOR ACCOMODATION

Landing

North-West facing Velux window. Access to all bedrooms. Double storage cupboard with overhead storage. Access to attic via Ramsay Ladder. Radiator.



Bedroom 1**3.92m x 3.02m**

South-East facing window with storage underneath. Four built-in wardrobes with shelved and hanging. Radiator.

**Bedroom 2****3.98m x 3.29m**

North-West facing window. Built-in double wardrobe. Radiator.

Bedroom 3**2.56m x 2.21m**

North-West facing Velux window. Radiator.

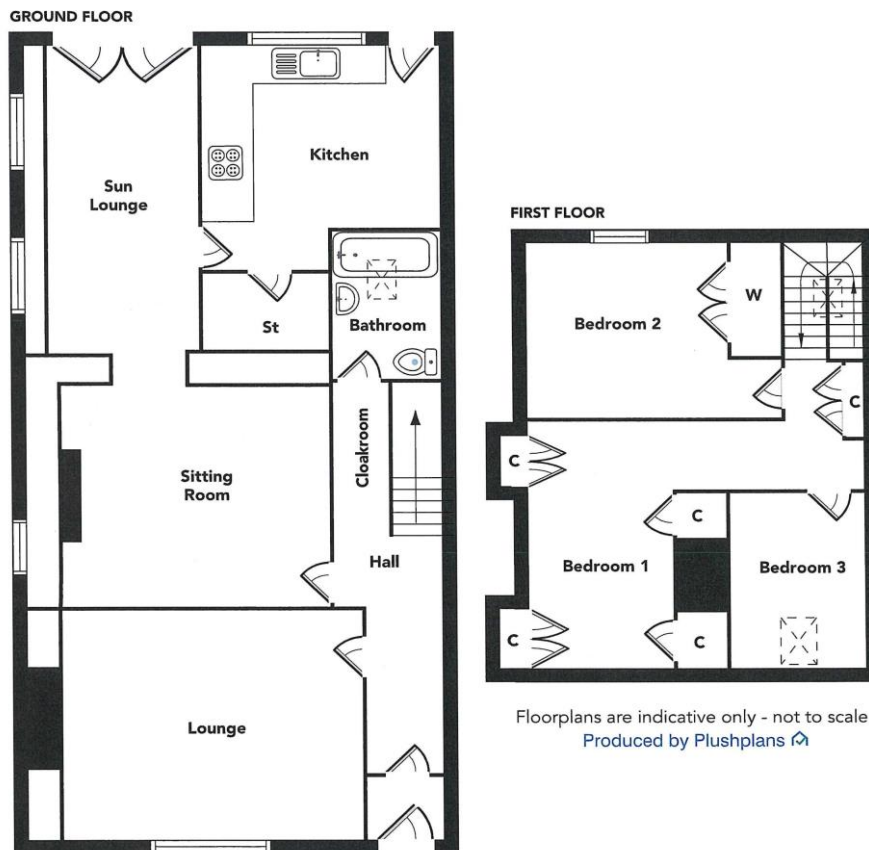
GARDEN

The garden ground is hard landscaped and mostly paved for ease of maintenance, paved patio area and a variety of shrubs and trees giving all year-round interest.

OUTBUILDINGS

Wooden garden shed. Summerhouse. Garden Bar & Seating Area.





SERVICES

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

COUNCIL TAX

The property is in Band D.

VIEWING

By arrangement with Selling Agents on 01671 404100.

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.