



**3 Allanfield Place,
Newton Stewart,
DG8 6BS**

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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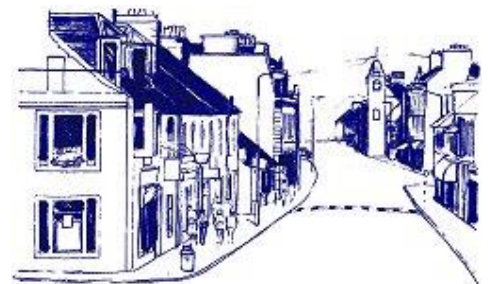
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- **Attractive detached property situated in quiet residential area and close to all local amenities**
- **3 Bedrooms (one En-Suite)**
- **The property benefits from double glazing and gas-fired central heating**
- **Easily maintained garden with garage and off-road parking**
- **Offers in the region of £190,000**



3 ALLANFIELD PLACE, NEWTON STEWART

Attractive three-bedroom detached family property built Circa 2002 situated in the small market town of Newton Stewart on the banks of the River Cree and 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. Newton Stewart offers a variety of shops, supermarkets, Primary and Secondary Schools, Cinema and Leisure Centre. The spacious accommodation is over two floors, although the property is in need of upgrading it benefits from double glazing and gas-fired central heating. There is an easily maintained garden with garage and off-road parking.

Accommodation comprises:- Ground Floor:- Hall. Cloakroom. Lounge. Dining Room. Kitchen. First Floor:- 3 Bedrooms (one En-Suite). Bathroom.

GROUND FLOOR ACCOMMODATION

Hall

3.34m x 2.52m

UPVC glazed entrance door. East facing window. Built-in cupboard housing electric meter. Stairs to first floor accommodation.

Cloakroom

1.80m x 0.85m

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

Lounge

4.55m x 4.00m

Spacious family room with two east facing windows. Access to dining room. Radiator.



Dining Room

3.04m x 2.73m

Bright and airy dining room with French doors giving access to garden. Radiator.

Kitchen

4.40m x 3.08m

West facing window. Fitted with a range of wall and floor units, ample worksurfaces, tiled splashbacks and inset 1 ½ stainless steel drainer sink. Integrated appliances include gas hob with electric oven below, extractor fan above and fridge freezer. Space and plumbing for washing machine. Built-in cupboard housing gas combi boiler. UPVC glazed door giving access to garden. Radiator.



FIRST FLOOR ACCOMMODATION

Bedroom 1

3.82m x 3.00m

Two west facing windows. Two built-in shelved and hanging cupboards. Radiator.

En-Suite

2.60m x 1.33m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and walk-in shower with electric shower (does not work).



Bedroom 2

4.00m x 2.40m

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

Bedroom 3

3.63m x 2.93m

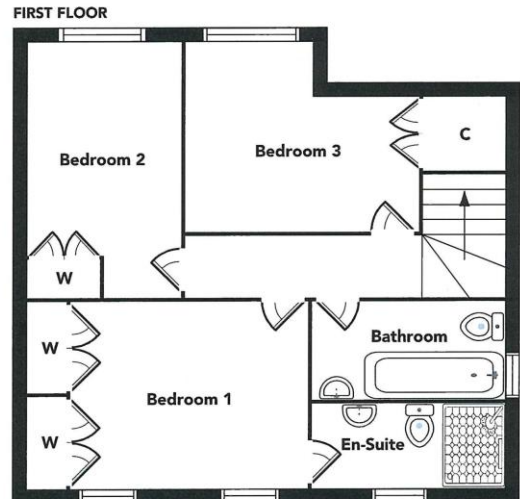
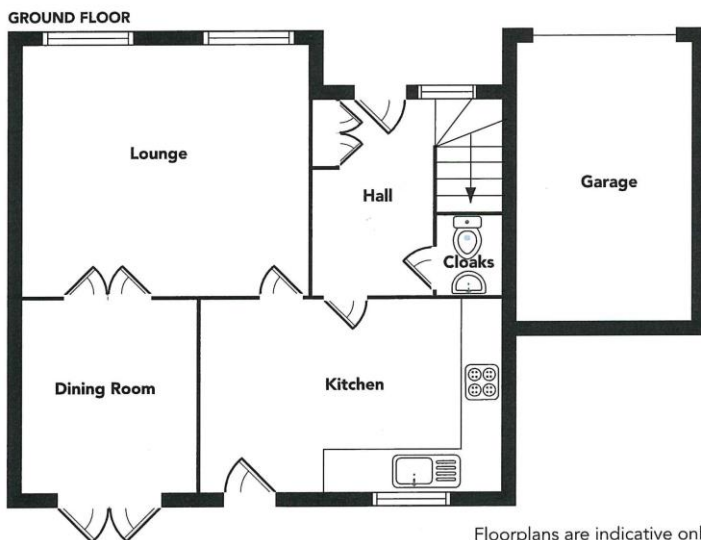
East facing window. Built-in shelved and hanging cupboard. Radiator.



Bathroom

2.50m x 1.57m

Partially tiled and fitted with a white suite comprising WC, wash-hand basin and bath with electric shower (does not work). Extractor fan.



Floorplans are indicative only - not to scale
Produced by Plushplans

Garden

A Monoblock driveway offers off-road parking and access to garage. The garden ground has been laid to lawn for ease of maintenance.

OUTBUILDING

Garage with up and over door.

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 in the region of £190,000 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.