



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

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

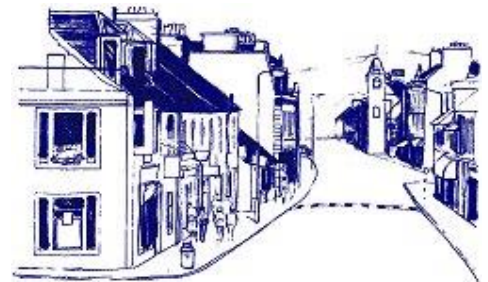
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- **Spacious detached property in elevated position with unrestricted views on to Cairnmore of Fleet**
- **2 Public rooms and 4 bedrooms**
- **The property has been maintained to high standard and benefits from double glazing and gas central heating**
- **Large garden with paved driveway giving access to integral garage offering off-road parking for several vehicles**
- **Offers in the region of £225,000**



5 MAXWELL DRIVE, NEWTON STEWART

Spacious detached two storey family house situated in popular residential cul-de-sac enjoying an elevated position with superb views across the town and Cairnsmore of Fleet. The property offers spacious accommodation with two public rooms, four bedrooms and has been maintained to a high standard throughout benefitting from double glazing and gas central heating.

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.

Accommodation comprises: - Ground Floor – Hall. Lounge. Dining Room. Kitchen. Utility Room. Bathroom. 2 Bedrooms. Lower Floor – Hall. 2 Bedrooms. WC.

GROUND FLOOR ACCOMMODATION

Entrance Hall

7.45m x 1.74m

Glazed hardwood entrance door with side panel. Two built-in shelved and hanging cupboards. Access to lower floor accommodation and hatch giving access to the attic. Electric meters. Radiator.

Lounge

6.50m x 4.00m

Bright and airy family room with east and south facing windows offering superb views onto Cairnsmore of Fleet. Built-in overstairs cupboard. Radiator.



Dining Room

5.50m x 3.20m

West facing picture window overlooking the front garden. Radiator.

Kitchen

3.40m x 2.80m

East facing window with views of Cairnsmore of Fleet. Fitted with good range of floor and wall units, ample worktops and inset 1½ bowl stainless steel sink. Integrated appliances include inset electric hob with chimney style extractor hood and eye level double oven and grill.

Utility Room

2.60m x 2.14m

East facing window with fitted unit and shelved storage. Ample worktop with circular stainless-steel sink. Space and plumbing for washing machine, tumble dryer and space for slot-in freezer. UPVC glazed door giving access to the rear garden and access to the garage.



Bathroom**3.40m x 2.34m**

Partially tiled and fitted with a white suite comprising a walk-in shower cubicle with tiled splashback and mains water shower, bath, wash hand basin and WC. Wall mounted medicine cabinet. Ladder style radiator.

Bedroom 1**3.52m x 2.75m**

North facing window. Double built-in wardrobes with sliding doors and shelved and hanging storage. Radiator.

**Bedroom 4/Office****2.76m x 2.60m**

Currently used as an office with west facing window. Radiator.

LOWER GROUND FLOOR ACCOMMODATION**Bedroom 2****2.93m x 2.90m**

East facing window. Walk-in wardrobe. Radiator.

Bedroom 3**2.93m x 2.85m**

East facing window. Walk-in wardrobe. Radiator.

**Hall****6.52m x 1.00m**

North facing window. Access to all rooms and ground floor accommodation. Glazed UPVC door giving access to rear garden.

WC**2.27m x 1.00m**

Coloured suite comprising wash hand basin with partially tiled splashbacks and WC.

OUTBUILDINGS

Integral garage with electric roller door and power and light laid on. Greenhouse. Boiler house which is located under the building and houses the gas central heating boiler, currently used as workshop.

GARDEN

To the front of the property a paved driveway gives access to the garage and offers off-road parking for several vehicles. The remainder of the front garden is mostly laid to lawn for ease of maintenance with a good variety of shrubs giving all year-round interest. The rear garden is split over two levels, the upper level offers unrestricted views onto the Galloway Hills and a paved patio area. The lower level is mostly in gravel with well stocked flower boards and shrubs



SERVICES

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

COUNCIL TAX

The property is in Band F.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £225,000 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.