



**13 Ewart Drive,
Newton Stewart,
DG8 6DU**

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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BANK OF SCOTLAND BUILDINGS

Newton Stewart • DG8 6EG

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THE OLD BANK

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and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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

- **Spacious mid-terraced property in popular residential area close to all local amenities**
- **4 Bedrooms**
- **The property benefits from gas central heating**
- **Easily maintained garden**
- **Offers in the region of £100,000**



13 Ewart Drive, Newton Stewart

Spacious mid-terraced family property with accommodation over two floors and situated close to Primary and Secondary Schools, Leisure Centre, Health Centre, Cinema and within walking distance of town centre and all local amenities. The property benefits from gas-fired central heating, easily maintained garden and a new roof was replaced in 2023.

Accommodation comprises: - Ground Floor - Hall. Lounge. Kitchen. Bathroom. First Floor - 4 Bedrooms

GROUND FLOOR ACCOMMODATION

Entrance Hall

4.50m x 2.14m

White UPVC entrance door. Access to all rooms and first floor accommodation. Understairs storage cupboard housing electric meters. Radiator.

Lounge

5.00m x 3.44m

Bright and airy spacious family room with two south facing windows. Radiator.



Kitchen

4.95m x 2.80m

Two north facing windows overlooking rear garden. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset 1½ bowl stainless steel sink. Integrated appliances include electric hob with oven underneath and chimney style extractor hood above. Space and plumbing for washing machine. Radiator. Glazed UPVC glazed door giving access to rear garden.



Bathroom

2.07m x 1.70m

Fully tiled and fitted with a white suite comprising WC, wash hand basin and P-shaped shower bath with mains water shower. Ladder style radiator.

FIRST FLOOR ACCOMODATION

Landing

South facing window. Access to attic. Walk in storage cupboard with overhead storage. Radiator.

Bedroom 1

3.95m x 2.90m

Two north facing windows. Radiator.



Bedroom 2

3.20m x 3.13m

L-shaped room with two north facing windows overlooking rear garden. Alcove with shelved storage. Radiator.

Bedroom 3

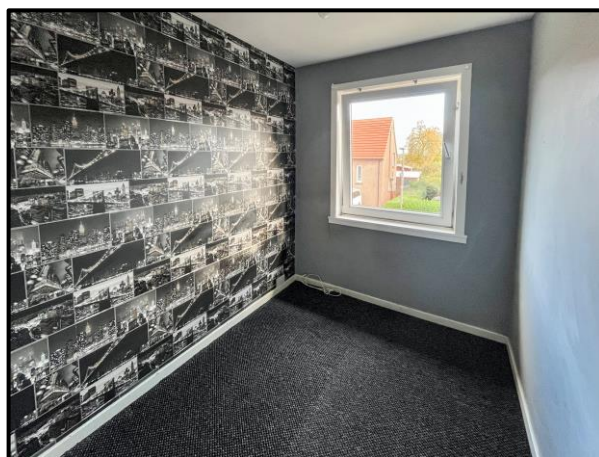
3.00m x 1.96m

South facing window. Shelved storage.

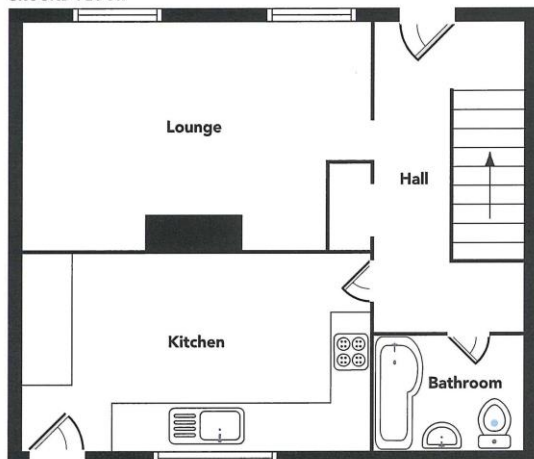
Bedroom 4

2.00m x 2.00m

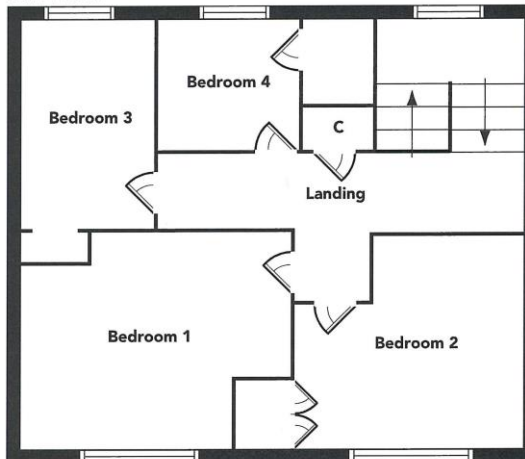
South facing window. Walk-in storage cupboard with shelved storage and housing boiler.




GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans 

Garden

Easily maintained garden mostly in gravel with decking area to the rear.
Pedestrian access to the front of the property via neighbour at number 14.



SERVICES

Mains supplies 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 B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £100,000 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.