



**8 Corsbie Grove,
Newton Stewart,
DG8 6JE**

EPC = D

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Solicitors & Estate Agents

PROPERTY OFFICE

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- **Attractive detached family property in elevated position with views onto Cairnsmore of Fleet**
- **2 public rooms and 3 Bedrooms**
- **The property benefits from double glazing and gas-fired central heating**
- **Easily maintained garden with garage and off-road parking for several vehicles**
- **Offers in the region of £210,000**



8 CORSBIE GROVE, NEWTON STEWART

Spacious detached two storey family house situated in popular residential cul-de-sac enjoying an elevated position with superb views onto Cairnsmore of Fleet. The property offers spacious accommodation with two public rooms, three bedrooms and has been maintained to a high standard throughout benefitting from double glazing, gas-fired central heating and is located close to all local amenities including Shops, Primary and Secondary Schools, Medical Centre, Leisure Centre and Cinema. Accommodation comprises: - Ground Floor – Entrance Porch. Hall. Lounge. Dining Room. Kitchen. Cloakroom. First Floor – 3 Bedrooms. Shower Room

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

2.00m x 1.00m

Glazed UPVC entrance door with glazed side panel. Glazed UPVC door giving access to hall. Tiled flooring.

Hall

Stairs to first floor accommodation. Understairs storage cupboard. Glazed hardwood door with glazed side panel gives access to the lounge. Radiator.

Lounge

5.02m x 3.85m

Bright and airy family room with east facing French doors with glazed side panels offering unrestricted views onto front garden. Ornate fire surround with inset coal effect gas fire provides an attractive focal point. Laminate flooring. Two radiators.



Dining Room

3.85m x 2.64m

Open plan with lounge with West facing window creating a great social and family space. Radiator.

Kitchen

3.65m x 2.63m

West facing window. Fitted with a good range of wall and floor units, ample worktops, inset composite drainer sink and tiled splashbacks. Space for slot in gas cooker with extractor fan above. Integrated appliances include dishwasher and fridge freezer. UPVC door giving access to garage.



Cloakroom

1.37m x 1.31m

Fitted with a white suite comprising WC and wash hand basin. Radiator.

FIRST FLOOR ACCOMMODATION

Landing

South facing window. Built-in shelved linen cupboard. Radiator.

Bedroom 1

3.20m x 3.00m

East facing window with superb views over Cairnsmore of Fleet. Built-in double shelved and hanging cupboard. Hatch to attic. Laminate flooring. Radiator.



Bedroom 2

3.95m x 3.20m

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



Bedroom 3

3.50m x 2.68m

Currently used as an office. West facing window. Built-in storage cupboard housing water tank. Laminate flooring. Radiator.

Shower Room

2.34m x 1.86m

Partially tiled and partial wet wall panelling. Fitted with a white suite comprising back to wall WC, counter-top wash hand basin with storage cupboards below and walk-in shower cubicle with electric shower. Ladder style radiator.

Garden

The front of the property is mostly hard landscaped for ease of maintenance. A paved driveway leads to garage and provides off-road parking. There is a terraced garden to the rear of the property which is mainly laid to lawn with flowering borders, ornamental trees and patio area.

Garage

Integrated garage with up and over door and power and light laid on. Space and plumbing for washing machine. Wall mounted gas boiler. Built-in cupboard. (5.00m x 4.00m)



SERVICES

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

COUNCIL TAX

This property is in Band E.

VIEWING

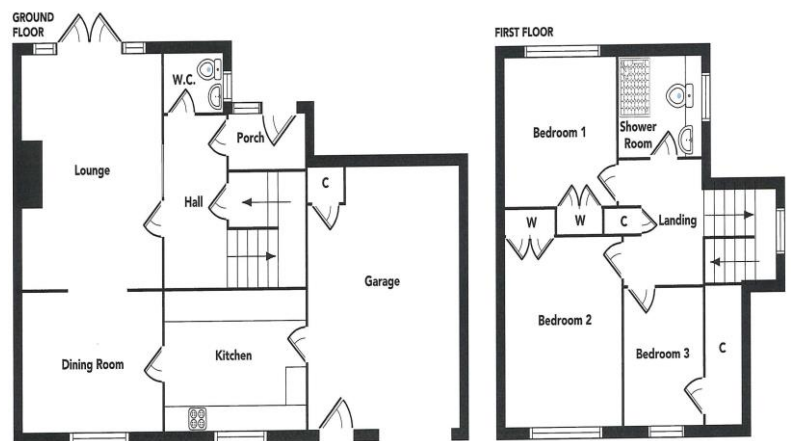
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £210,000 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.



Floorplans are indicative only - not to scale
Produced by Plushplans



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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.