




37 Glentrool, Glentrool Village
Newton Stewart, DG8 6SY.



Well-presented, semi-detached villa in a tranquil location in walk in condition.

Offers Over: £150,000 are invited

37 Glentrool, Glentrool Village , Newton Stewart, DG8 6SY



Key Features:

- . Semi-detached villa
- . Generous/ elevated plot
- . Oil fired central heating
- . Bright décor
- . Full UPVC double glazing
- . Large enclosed garden
- . Tranquil location
- . Off road parking
- . Stunning outlook



galloway & ayrshire properties



Property description

A superbly presented semi-detached villa, located within the most picturesque setting on the tranquil village of Glentool, sat on a generous sized plot allowing for spacious garden grounds. The property is in good condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, oil fired central heating as well as full double glazing. With a front entrance providing access to ground level living accommodation. This comprises of an open hallway providing access into spacious front lounge with feature multi fuel burning stove and access to spacious dining kitchen towards the rear of the property. Also on the ground level, there is a modern and bright bathroom with an electric shower over bath in excellent condition. Sat on a generous plot allowing for off road parking as well as rear access to the garden with spacious shed/ summer house providing a full outlook over the rear garden grounds. A stunning property to which viewing is to be thoroughly recommended.

This property is of traditional construction under a tile roof. The property benefits from double glazing throughout. Currently comprising of two double bedrooms and two public rooms, the sitting room has the potential to be used as a ground floor third bedroom. Sitting on a generous sized plot in an elevated position this allows for spacious, sunny garden grounds comprising of well-maintained lawns and border hedging. Gravel pathways have been laid through out the mature grounds for easy access to planting borders as well as access to a feature pond. The plot also allows for ample off-road parking to the front stunning views overlooking the village and woodland beyond to the front as well as woodland to the rear. This tranquil location allows for the garden grounds to receive regular visitors from badgers, foxes, deer and red squirrels as well as wild birds and hedgehogs.

This property is situated adjacent to other detached properties of varying style with an outlook to the front to neighbouring properties and woodland beyond. To the rear there is an outlook over the garden ground as well as woodland managing to provide a tranquil setting in a peaceful location. Within walking distance to local amenities to include the local community centre 'The Hive'. All major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities.





Accommodation

Hallway

Front entrance via UPVC storm door, hallway providing access to full ground level accommodation as well as stairs providing access to upper-level accommodation. Access to lounge, as well as central heating boiler, double glazed window to front and under stairs storage.

Lounge

Spacious lounge to front of property with feature multi fuel burning stove, 2 x double glazed windows providing front outlook, central heating radiator, TV point as well as access to kitchen and hallway. Access to fuse box and electric meter.

Dining Kitchen

Spacious dining kitchen with floor and wall mounted units. Solid wood units and stainless-steel sink with mixer tap, 4 ring ceramic hob and fan oven as well as built in extractor fan. Access to rear garden and utility as well as double glazed window.

Utility

Rear porch currently used as utility space as well as rear outside access via storm door.

Sitting Room/ 3rd Bedroom

Currently used as a sitting room to the rear of the property, potential for ground floor bedroom with central heating radiator as well a large double-glazed window providing a rear outlook.

Bathroom

A bright upper floor bathroom comprising of electric shower over bath, separate toilet and WHB, Splash panel boarding, built in extractor, central heating radiator and double-glazed window.



Accommodation

Landing

Open landing providing access to all upper-level accommodation with double glazed window to side providing views over woodland and beyond. Built in eaves storage and central heating radiator. Loft hatch access also.

Bedroom 2

Spacious double bedroom towards front of property with large double-glazed window providing front outlook over garden and village as well as central heating radiator.

Bedroom 1

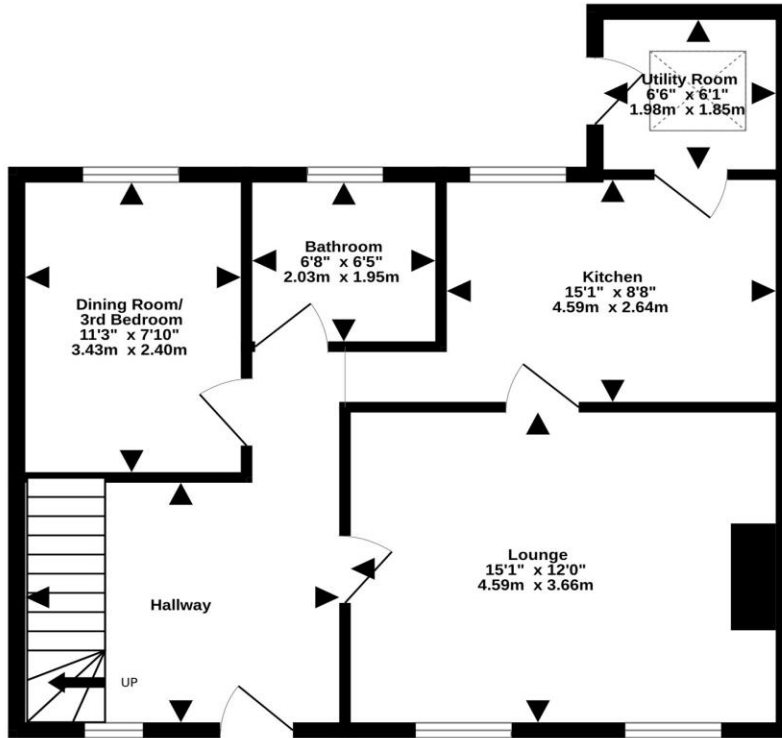
Spacious upper floor double bedroom with large double glazed Dormer window providing rear outlook over garden grounds and Galloway Forest beyond. Built in storage as well as central heating radiator.

Garden

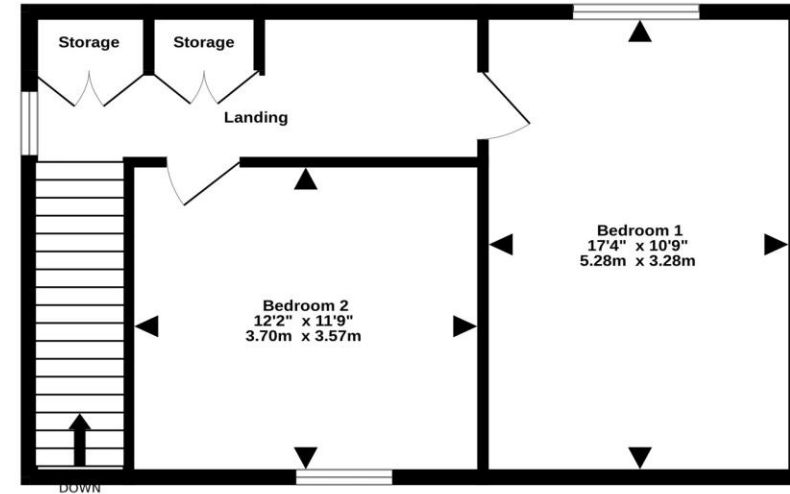
Sit on a generous sized plot, a well-stocked garden to front and rear comprising gravel front with gravel driveway for off road parking. Gravel pathways through out the rear garden providing access to planting borders and feature pond as well as maintained lawn area bordering with access to Galloway forest. Separate wooden shed/ summer house as well as access to oil tank and lower-level storage.



Ground Floor
577 sq.ft. (53.6 sq.m.) approx.



1st Floor
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.



NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band B

EPC RATING

E(46)

SERVICES

Mains electricity, water & drainage. Oil fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

