



11 Culderry Row,  
Garlieston, Newton Stewart, DG8 8BE

Completely renovated  
stone terrace house in this  
popular harbour village.

Offers Over: £110,000 are invited

11 Culderry Row, Garlieston DG8 8BE



Key Features:

- . Fully renovated
- . Air Source Heat Pump
- . Wood burning stove
- . Fully double glazed
- . 2/3 Bedrooms
- . Enclosed rear garden
- . Popular harbour village
- . Convenient for local amenities





## Accommodation

### HALLWAY

UPVC front door to 6.07 x 1.05m. laminate flooring, 2 ceiling lights, radiator, telephone point, meter cupboard with consumer unit, under stairs cupboard. Enclosed stairs to upper floor.

### SITTING ROOM

3.36 x 4.25m. front DG window and feature exposed stone wall with inglenook and wood burning stove on stone hearth. Radiator, power points, TV connection, ceiling light. Open through to

### DINING/BED 3

3.49 x 2.39m. rear DG window with views to garden and harbour. Feature inglenook and some exposed stone on wall. Radiator, ceiling light and power points

### KITCHEN

2.82 x 2.08m. large rear DG window with garden and harbour views. Range of fitted wall and base units in white with block effect worktops. Electric cooker, cooker point, small stainless-steel sink with mixer tap, plumbed for washing machine, and refrigerator. Vinyl flooring. Door to outside.

### UPPER FLOOR

#### WASHROOM

Small landing with rear skylight window. 2.39 x 1.10m. Rear Velux window, radiator, WC and WHB. Painted exposed stone wall.

#### SHOWER ROOM

1.75 x 2.18m. Front opaque DG window, shower cubicle with paneled inner and electric shower. Built in cupboard housing the hot water tank and air source heat pump controls.





### BEDROOM 1

3.22 x 2.85m. large front DG window, built in cupboard (joined to bathroom cupboard with HW tanks) Radiator, ceiling light and access door to

### BEDROOM 2

3.39 x 2.69m. large rear window with superb views over the harbour and beyond. Radiator, power points and ceiling light. Ability to make separate bedrooms by way of a partition wall.

### GARDEN GROUND

The garden ground is located to the rear and is enclosed with stone wall and fencing. Air Source heat pump log and coal stores. Area of lawn with some ornamental beds.

### COUNCIL TAX

Band B

### EPC RATING

E

### SERVICES

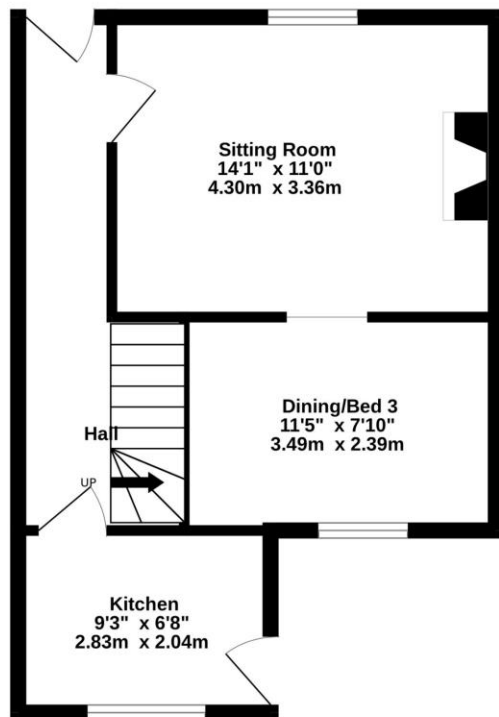
Mains water, drainage and electricity. Hot water and central heating by way of Air Source Heat Pump. It is understood that the Air Source Heating and the double-glazing benefit from guarantees.

### NOTES

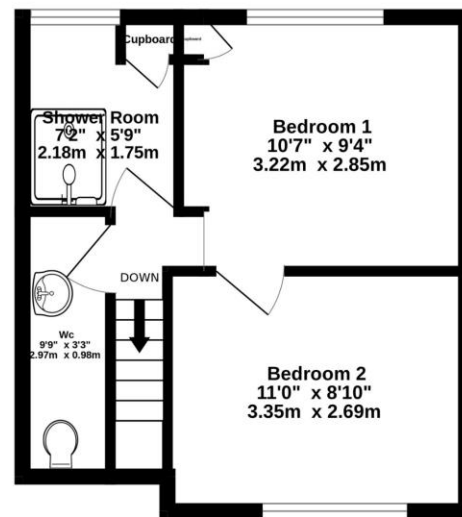
The property has recently been fully renovated and is in walk in condition throughout. The carpets and other floor coverings are brand new. Washing machine, fridge and new electric cooker are included in the sale price.



Ground Floor  
386 sq.ft. (35.9 sq.m.) approx.



1st Floor  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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.