



**18 King Street,
Newton Stewart,
DG8 6DQ**

EPC = D

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Solicitors & Estate Agents
PROPERTY OFFICE

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- **Attractive semi-detached property situated close to the town centre and all local amenities**
- **2/3 Bedrooms**
- **The property is in walk-in condition and benefits from double glazing and gas central heating**
- **Large garden to the rear of the property**
- **Offers in the region of £120,000**



18 KING STREET, NEWTON STEWART

Spacious semi-detached family property conveniently situated within walking distance of the town centre and all local amenities. The property has been maintained to a high standard and is in walk-in condition throughout benefiting from double glazing and gas central heating. A large easily maintained garden lies to the rear of the property with pedestrian access from King Street. Accommodation comprises: - Ground Floor - Entrance Porch. Dining Room. Kitchen. Lounge. Shower Room. Rear Porch. First Floor – 2 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 **1.65m x 1.14m**

White UPVC glazed entrance door. Storage cupboard above housing electric meters. Stairs to first floor accommodation. Radiator.

Dining Room **4.61m x 3.85m**

East facing window. Cosy family room with feature marble surround, wooden mantelpiece and electric fire providing an attractive focal point. Alcove with storage cupboard below. Radiator.

Kitchen **5.23m x 2.90m**

South-east and south-west facing windows. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks, inset 1½ bowl ceramic sink and breakfast bar. Integrated appliances include gas hob with extractor hood above and electric oven. Space and plumbing for dish washer and washing machine. Understairs storage cupboard housing boiler. Radiator.



Lounge **4.15m x 3.80m**

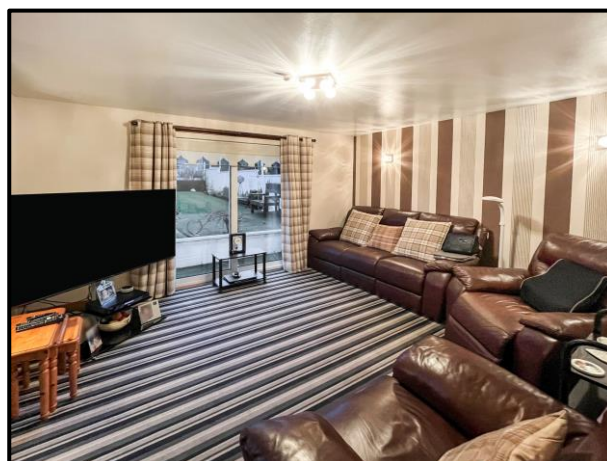
Bright and airy lounge with south-east facing window and south-west facing patio doors opening out onto the garden. Wall mounted electric fire. Built-in storage cupboard. Radiator.

Shower Room **2.80m x 1.55m**

Partially tiled and fitted with a white suite comprising back to wall toilet, countertop sink with storage cupboard below and walk-in shower cubicle fitted with wet wall panelling and mains water shower. Extractor fan. Ladder style radiator.

Rear Porch **1.16m x 1.15m**

White UPVC glazed door giving access to the garden.



FIRST FLOOR ACCOMODATION

Bedroom 1

4.03m x 3.26m

East facing window overlooking the River Cree. Two build-in storage cupboards. Built-in wardrobes. Radiator.



Bedroom 2

3.68m x 2.95m

West facing window. Built-in wardrobes. Radiator.



Shower Room

2.03m x 1.75m

Fitted with wet wall panelling and a white suite comprising back to wall toilet, countertop sink with storage below and walk-in shower cubicle with mains shower. Ladder style radiator.



Garden

Large easily maintained garden to the rear of the property, mostly laid to lawn with decking area and maturing flower borders. Pedestrian access to King Street.



OUTBUILDINGS

Summerhouse with electricity laid on. Two garden sheds, one with electricity laid on. Greenhouse.

SERVICES

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

COUNCIL TAX

This property is in Band B.

VIEWING

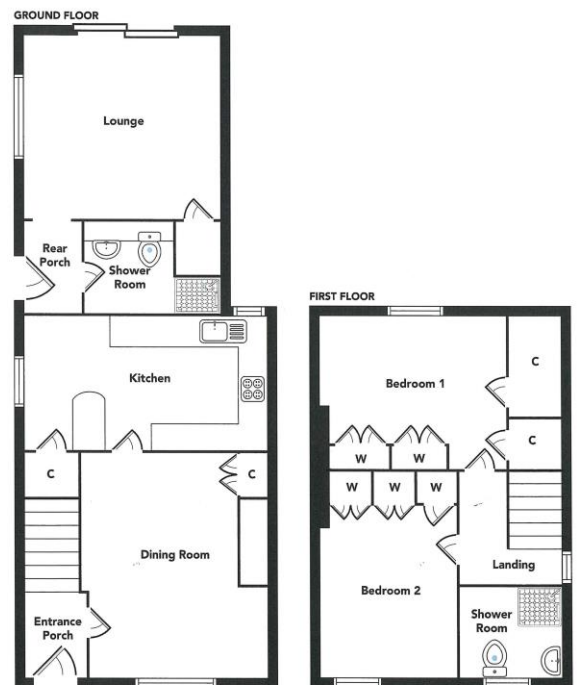
By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £120,000 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 Plusplans



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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.