



**3 Bayview Terrace, Carsluith**

Newton Stewart, DG8 7DR

Offers Over £70,000 are invited.



### 3 Bayview Terrace

Carsluith, Newton Stewart, DG8 7DR

The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well known Book Town of Wigtown is only 15 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in the market town of Newton Stewart (10 miles) and Stranraer (34 miles).

- Cottage style mid terrace property
- Two double bedrooms
- LPG gas fired central heating
- Recently installed UPVC double glazing
- Recently installed boiler (2024)
- Generous sized garden grounds
- Elevated sea views over Wigtown Bay
- Walk in condition
- 50% shared ownership





## 3 Bayview Terrace

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**Please note: This property is available through a 50% shared ownership scheme, designed exclusively for full-time residents. This property cannot be purchased as a rental investment. It is also important to note that there is no rent or management fee required for the remaining 50% ownership of the property. .**

Sit on an elevated plot, in a quaint setting, this charming terraced cottage-style property offers a warm welcome with its two double bedrooms and modern comforts. Boasting LPG gas fired central heating alongside recently installed UPVC double glazing and boiler (2024), this home is truly walk-in ready. The interiors flow effortlessly into the generous garden grounds, where elevated sea views over Wigtown Bay create a serene backdrop.

The generous rear garden grounds feature a concrete paved patio, tiered borders, and a handy timber shed with plumbing for a washing machine. Additionally, rear parking space access adds practicality. Furthermore, the front garden grounds provide a peaceful retreat with a maintained lawn, gravel borders, and access to the LPG tank for central heating. With elevated coastal views enhancing the appeal, this property offers a harmonious blend of comfort and convenience, including rear vehicular access to an allocated parking space.







### Hallway

Front entrance via UPVC storm door leading into hallway giving access to full living accommodation with central heating radiator and built in storage.

### Lounge

14' 6" x 12' 1" (4.42m x 3.69m)

Bright and spacious lounge to front of property, accessed off kitchen with two double glazed windows to front as well as feature gas fire and TV point.

### Kitchen

13' 6" x 8' 10" (4.11m x 2.69m)

Bright and modern kitchen to rear of property fully fitted with both floor and wall mounted units comprising of integrated electric fan oven and ceramic hob with fitted extractor fan. Stainless steel sink with mixer tap as well as double glazed panel door and window to rear providing rear garden access.

### Bathroom

9' 6" x 5' 3" (2.90m x 1.61m)

Generous sized bright and modern bathroom comprising of a three piece suite to include a shower over bath with splash panel boarding as well as WHB with vanity unit as well as WC. Wall mounted heated towel rack as well as rear double glazed window.

### Bedroom

14' 5" x 13' 6" (4.39m x 4.11m)

Generous sized double bedroom to rear of property with two double glazed windows providing a rear outlook as well as central heating radiator.

### Bedroom

12' 1" x 9' 3" (3.69m x 2.81m)

Generous sized double bedroom to front of property with double glazed window providing a front outlook as well as central heating radiator and generous built in storage. Loft hatch access also.





### REAR GARDEN

Generous sized garden grounds to the rear comprising concrete paved patio with steps leading to tiered borders up to a concrete base as well as separate timber shed with plumbing for washing machine. Access to rear parking space also.

### FRONT GARDEN

Generous garden grounds to front of property comprising of concrete pedestrian pathway and steps leading up through a large gravel border and maintained lawn as well as providing access to LPG tank for central heating. Elevated coastal views over Wigtown Bay and beyond.

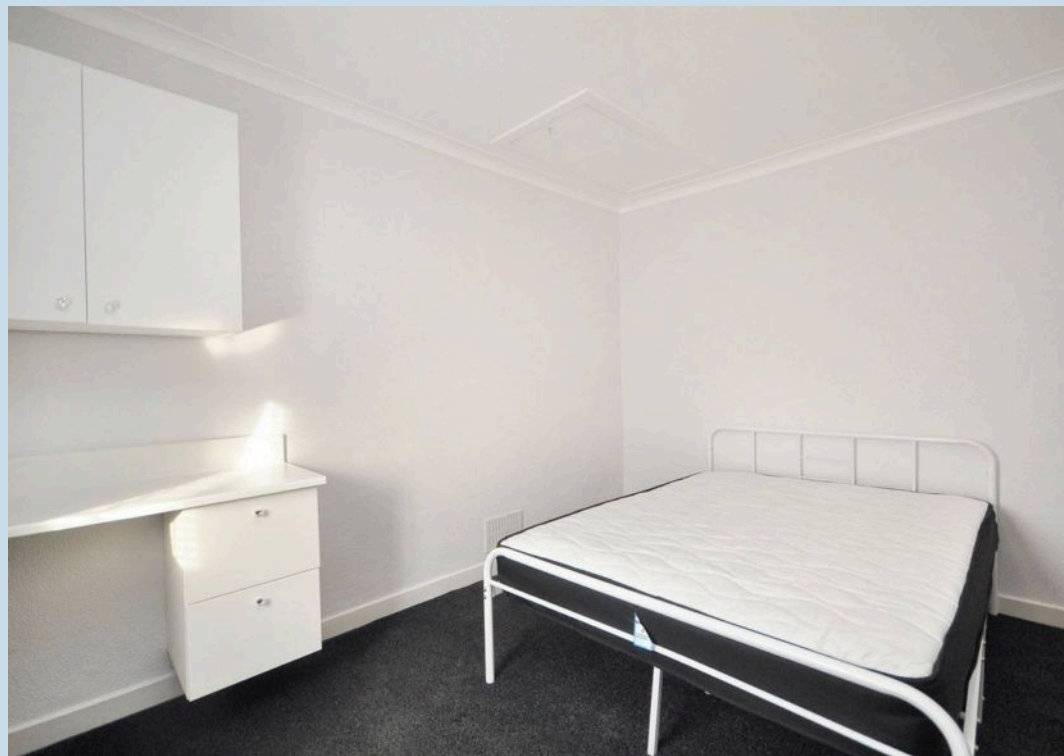
### ALLOCATED PARKING

1 Parking Space

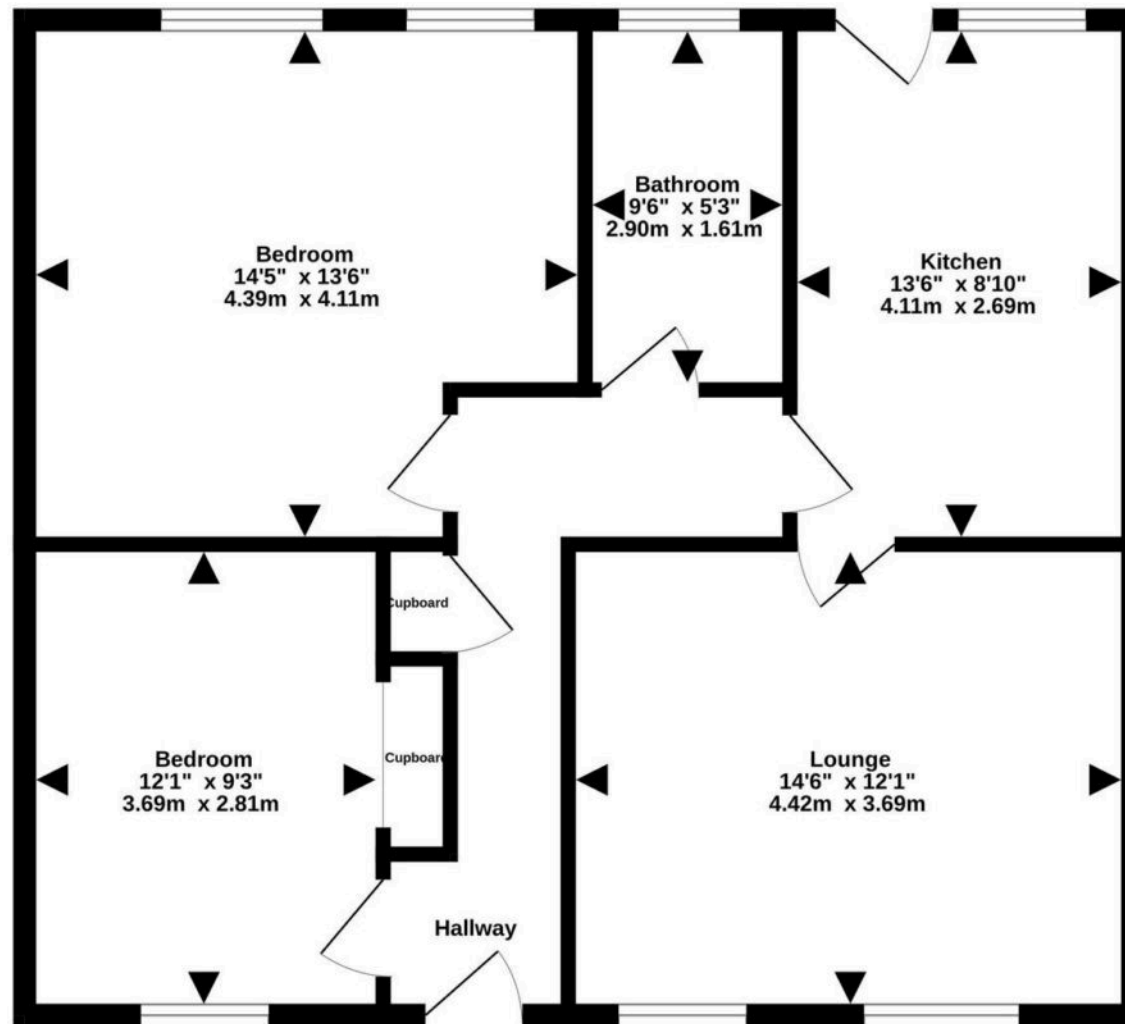
Rear vehicular access to allocated parking space.







Ground Floor  
729 sq.ft. (67.8 sq.m.) approx.





## NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

**COUNCIL TAX** Band C **EPC RATING** E(48)

## SERVICES

Mains electricity, private water supply & drainage to septic tank. LPG gas 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.

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

## 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. Presale 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.

