



Flat 10, Hillview Apts York Road, Newton Stewart
Newton Stewart, DG8 6JS

Offers Over **£80,000**

This beautifully presented two-bedroom apartment offers spacious and versatile accommodation, making it an ideal first-time purchase or an attractive buy-to-let investment. The property features a bright and modern décor throughout, with well-proportioned living spaces that are both inviting and functional.

Generous built-in storage ensures practicality, while the thoughtfully designed layout maximises comfort and convenience. The contemporary kitchen and stylish bathroom add to the appeal, creating a home that is ready to move into. An allocated parking space provides added ease for residents, and the property's convenient location places local amenities, transport links, and schools within easy reach.

Outside, residents can enjoy access to a well-maintained communal garden. Allocated parking is situated to the front of the property, ensuring hassle-free parking at all times. This apartment combines modern living with practical features and outdoor space, making it a superb choice for buyers seeking comfort and convenience in a desirable area. New carpets throughout (2023) and new boiler fitted 2025.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: C



- Ideal first time purchase
- Potential buy to let investment
- Spacious accommodation
- Generous built in storage
- Bright & modern décor
- Allocated parking
- Convenient location

Hallway

Main residential entrances at either side of building gaining private access to communal hallway. Front door giving access into property leading into small lobby with generous built in storage leading through into hallway giving access to full living accommodation. Stairs giving access to upper level landing as well as having generous under stairs storage.

Lounge

17' 7" x 12' 1" (5.37m x 3.68m)

Generous sized lounge to rear of property with UPVC double glazed window as well as UPVC double glazed panel door giving outside access. Central heating radiator.

Kitchen

7' 9" x 7' 8" (2.37m x 2.33m)

Fully fitted modern kitchen with both floor and wall mounted units to include an integrated electric fan oven and hob with built in extractor. Stainless steel sink with mixer tap as well as plumbing for washing machine. Double glazed window also.

Bathroom

8' 4" x 6' 2" (2.54m x 1.88m)

Spacious modern bathroom on the upper level comprising of electric shower over bath as well as separate toilet and WHB and heated towel rack.





Bedroom

13' 2" x 8' 2" (4.01m x 2.49m)

Generous sized double bedroom on the upper level with large UPVC double glazed window as well as central heating radiator. Generous built in storage.

Bedroom

11' 5" x 8' 4" (3.49m x 2.54m)

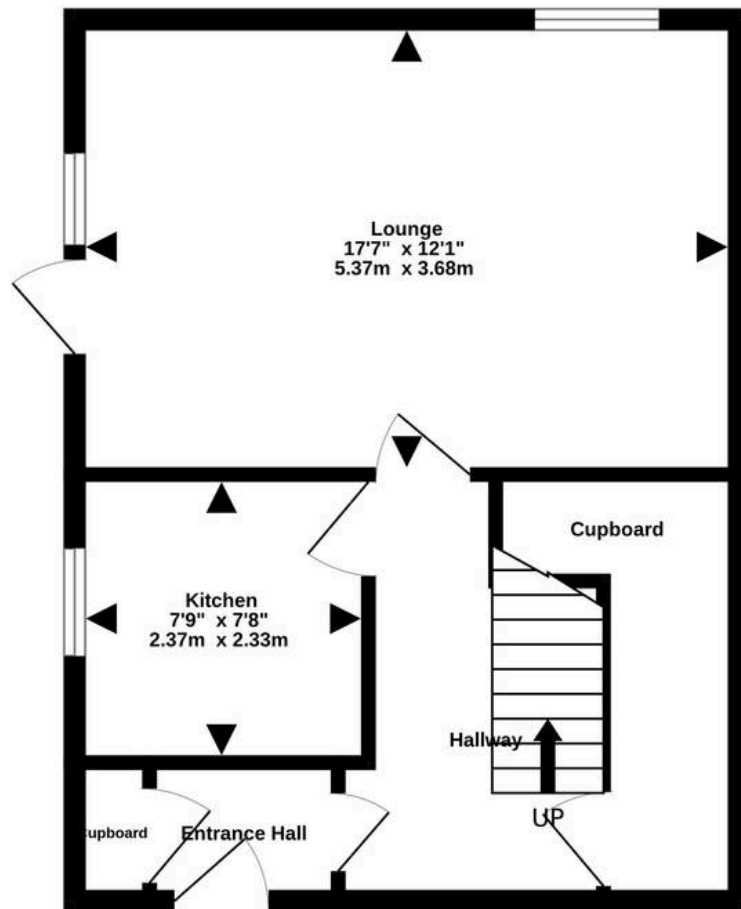
Generous sized double bedroom on the upper level with large UPVC double glazed window as well as central heating radiator. Generous built in storage also.

Landing

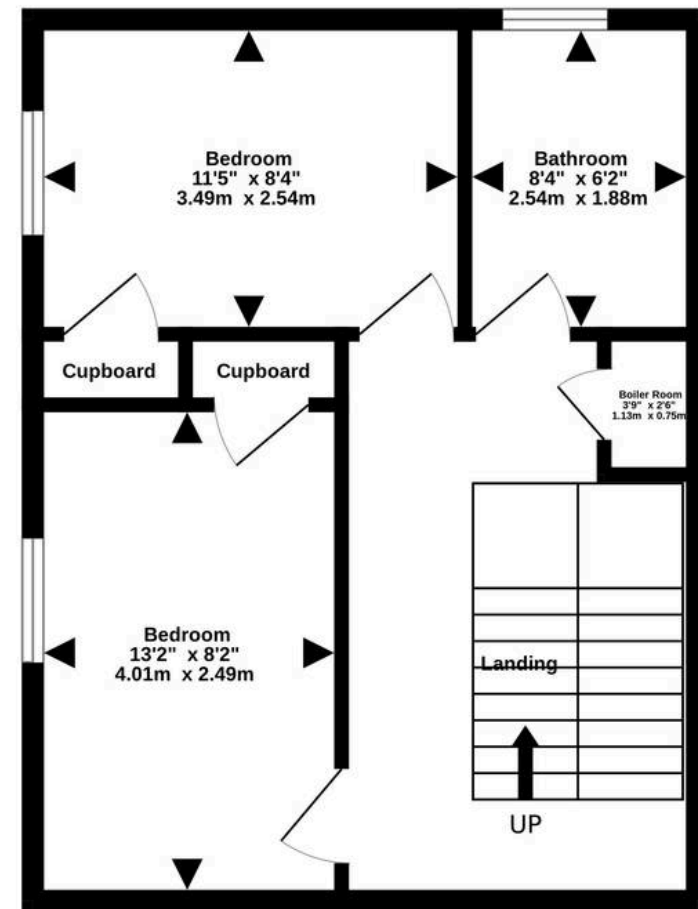
Spacious landing on the upper floor providing full access to upper level accommodation as well as access to central heating boiler.



Ground Floor
411 sq.ft. (38.2 sq.m.) approx.



1st Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Galloway & Ayrshire Properties

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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.