



**19 Myrton Crescent, Port William**

Newton Stewart, DG8 9SP

Offers Over £95,000 are invited.

# 19 Myrton Crescent

Port William, Newton Stewart, DG8 9SP

Around Port William there are beaches, diverse wildlife and some great walking and cycling opportunities, as well as golf. There are many places to eat in town, and grocery shops as well as a Post Office, a petrol station and various family run shops, offering a variety of wares. There are playparks for the children and a bowling green and tennis courts too. All major amenities are to be found in the towns of Newton Stewart and Stranraer and include supermarkets, indoor leisure pool complex and secondary schools.

- Semi detached property
- Two double bedrooms
- Sat on a generous corner plot
- Integral garage
- Oil fired central heating
- Extended to the front
- Off road parking

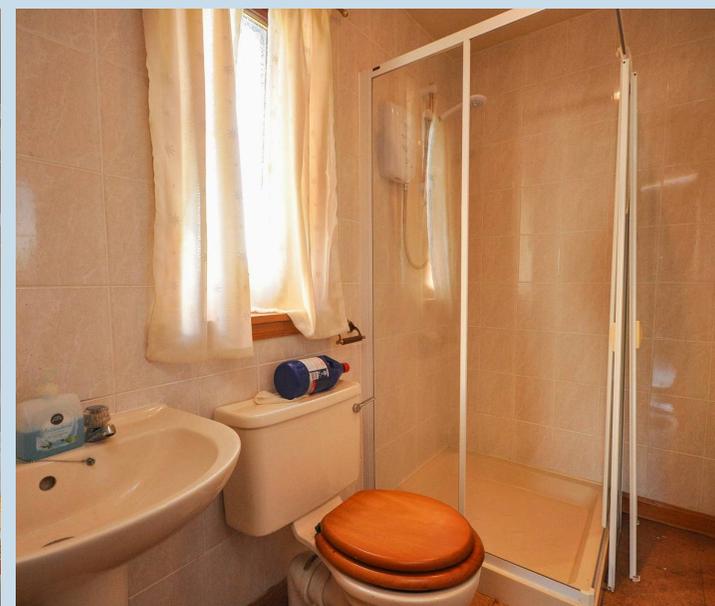


# 19 Myrton Crescent

Port William, Newton Stewart

Occupying a generous corner plot, this two-bedroom end of terrace house offers well-proportioned accommodation and a host of practical features. The property has been thoughtfully extended to the front, creating an inviting entrance and additional living space. Inside, you will find two spacious double bedrooms, ideal for families or those seeking a guest room or home office. The living areas are complemented by oil fired central heating, ensuring comfort throughout the year. The integral garage provides secure storage or parking, while the off-road parking to the front adds further convenience for residents and visitors alike.

The outside space is equally impressive, with fully enclosed garden grounds to the rear featuring a concrete pathway that winds through a meticulously maintained lawn, bordered by mature planting and a boundary wall for privacy. A detached garden store offers additional storage, and there is easy access to the oil tank. The expansive corner plot allows for a generous front garden, complete with a large manicured lawn, a paved driveway for multiple vehicles, and a detached timber shed for further versatility. The property's front access to the integral garage and ample off-road parking make this home as practical as it is appealing, perfect for modern family living.





### **Entrance vestibule**

An extension to the front of the property allowing for a spacious front entrance/ potential reception room accessed by UPVC storm door as well as double glazed window to the front and central heating radiator. Access into hallway as well as open access to lounge.

### **Hallway**

Open hallway providing access to full ground floor living accommodation as well as stairs leading to upper level accommodation. Central heating radiator as well as built in storage.

### **Lounge**

14' 2" x 10' 6" (4.33m x 3.20m)

Spacious lounge with open access to front entrance with feature fire place and central heating radiator.

### **Kitchen**

18' 7" x 9' 10" (5.66m x 2.99m)

Generous sized dining kitchen to rear of property, fully fitted with both floor and wall mounted units. Comprising of composite sink with mixer tap, integrated electric oven and hob as well as two double glazed windows to the rear. Access to integral garage also.

### **Shower Room**

7' 7" x 5' 1" (2.30m x 1.55m)

A ground floor shower room to front of property comprising of walk in electric shower with tiled walls as well as separate WHB and WC. Double glazed window and central heating radiator.

### **Bedroom**

15' 7" x 9' 7" (4.75m x 2.93m)

Bright and spacious double bedroom on the upper level to front of property with two double glazed windows providing a front outlook as well as central heating radiator and generous built in storage.



### **Bedroom**

12' 5" x 9' 10" (3.79m x 3.00m)

Bright and spacious double bedroom on the upper level to rear of property with a large double glazed windows providing a rear outlook as well as central heating radiator and generous built in storage.

### **Bathroom**

8' 0" x 4' 10" (2.44m x 1.47m)

Generous sized bathroom on the upper level comprising of electric shower over bath with tiled walls as well as separate WHB with fitted vanity unit and WC. Double glazed window also.

### **Rear Garden**

Fully enclosed garden grounds to the rear comprising of concrete pathway leading through maintained lawn surrounded with planting borders and boundary wall. Detached garden store to the rear as well as access to oil tank.

### **Front Garden**

Sat on a corner plot allowing for generous garden grounds to the front with paved driveway allowing for ample off road parking as well as large maintained lawn with surrounding boundary wall. Front access to integral garage as well as detached timber built shed.

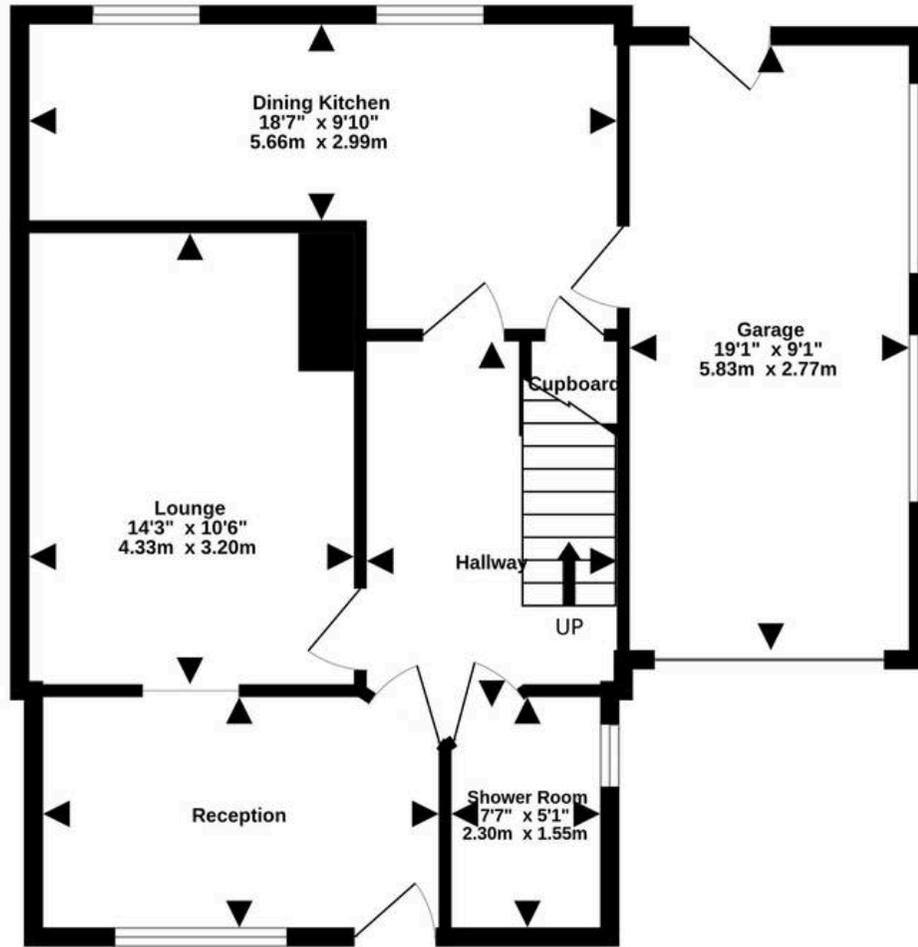
### **DRIVEWAY**

2 Parking Spaces

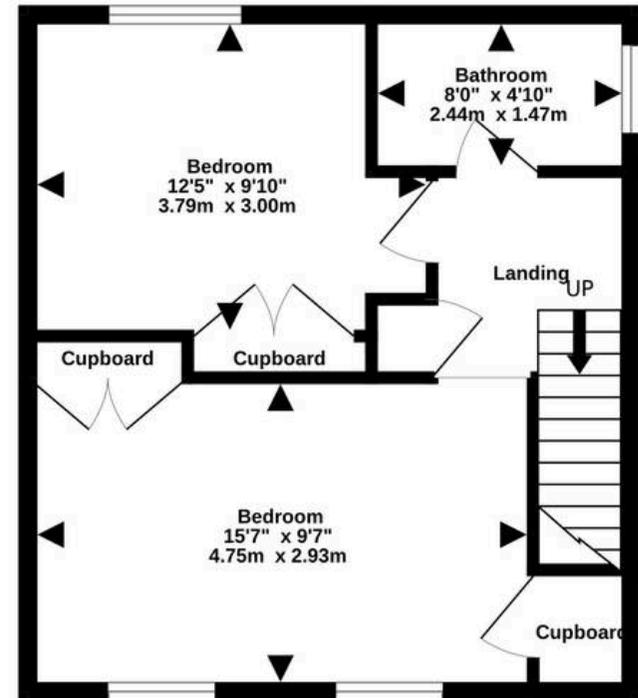
Concrete paved driveway to front of property allowing for ample off road parking for multiple vehicles.



Ground Floor  
685 sq.ft. (63.7 sq.m.) approx.



1st Floor  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## NOTES

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

**COUNCIL TAX** Band B **EPC RATING** D(65)

## 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.

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.

