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Galloway & Ayrshire Properties



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**BRAEBURN  
MONREITH  
NEWTON STEWART  
DG8 9LJ**



Semi-detached dormer house situated in this small coastal village and benefitting from rural/coastal views  
HALL, INNER HALL, double BEDROOM, SHOWER ROOM, open plan DINING KITCHEN, SITTING ROOM with patio doors and wood burner  
Upper floor with walk in STORE, double BEDROOM with built in wardrobes and en-suite WASHROOM  
Double glazed  
Oil fired central heating  
Small garden and parking to the front, side parking.  
Enclosed rear garden with large terraced deck  
Mains services  
Previous planning granted to extend with Bedroom and en-suite (expired)  
**OFFERS OVER £150,000**



**ACCOMMODATION:**

- Hall** 1.43 x 5.17m UPVC double glazed door with fan light, vinyl flooring, range of built-in shelved storage, meter cupboard with consumer unit, cloak rail, radiator, ceiling light, smoke alarm and under stair storage cupboard (also accessible from the inner hallway)
- Inner hall** 7.95 x 0.89m with smoke alarm, ceiling light, under stair storage, power points, side DG window and DG door, built-in store cupboard
- Bedroom 2** 3.34 down to 2.3 x 3.7 down to 2.2m front DG window with open views to the village and coast, vertical blinds, radiator, power points and ceiling light
- Shower rm** 2.66 down to 1.67 x 2.05m with radiator, large shower cubicle with panelled inner and direct shower with sliding door, large wall mirror, WC, wash hand basin with mixer tap, glazed shelving, illuminated mirror, rear facing opaque DG window, vinyl flooring, ceiling light and extractor
- Kitchen Diner** 3.16 x 3.78 and 2.54 x 1.32m good size L-shaped space with access to the side external door. Range of base and floating wall cupboards, block wood worktops, plumbed for washing machine, freestanding units with wood and white finish on drawer and cupboard fronts, large stainless steel sink/drainer with mixer tap,



space for electric cooker, timber open shelving, extractor with lights, breakfast bar, radiator pan storage units, ample power points, ceiling spotlights and large side facing window with farm and woodland views

- Sitting rm** 3.02 x 4.18m with laminate flooring, radiator, raised hearth with tiled shelf and back with woodburning stove, double glazed patio doors leading to the rear garden/decking, ceiling light and power points
- Upper floor** with carpeted stairs with open painted balustrade, opaque dormer window to the rear
- Landing** with ceiling light, power point. Access to
- Store** 1.5 x 2.1m walk-in storage cupboard with hatch to the loft space and built-in shelving
- Bedroom 1** 3.03 up to 4.09 x 3.45m front DG dormer with superb views over the village, farmland and woodland to the coast, part coombed ceilings, power points, radiator, two built-in wardrobes with hanging rails and shelving together with
- Ensuite** washroom 1.39 x 1.12m with WC, wash hand basin, wall mirror, wall light ,extractor and eaves access point



**Garden Ground**

To the front there is a grassed area for off-road parking. Boundary wall with gate leading to a hard landscaped front garden, front and side access doors, side gate. To the side is an additional grass parking. Timber shed.. At the rear is a larger enclosed area of garden with fencing, stone and block walling. Large terraced area of decking with hard landscaping. To the side is a further enclosed patio. Oil fired boiler, oil storage tank and side gate

**NOTES**

It is understood that, on achieving a satisfactory price, the vendors will include the fitted carpets and blinds throughout. The oil boiler was replaced in 2020/21 Some items within the property may be available by separate negotiation

**COUNCIL TAX**

Band B

**EPC RATING**

E - 43

**SERVICES**

Mains water, drainage and electricity

**VIEWING ARRANGEMENTS**

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

