




1 Ewart Drive

Newton Stewart, DG8 6DU



Ex-local authority 3 -
bedroom family home
within a convenient
location.

Offers Over: £80,000 are invited

1 Ewart Drive, Newton Stewart, DG8 6DU



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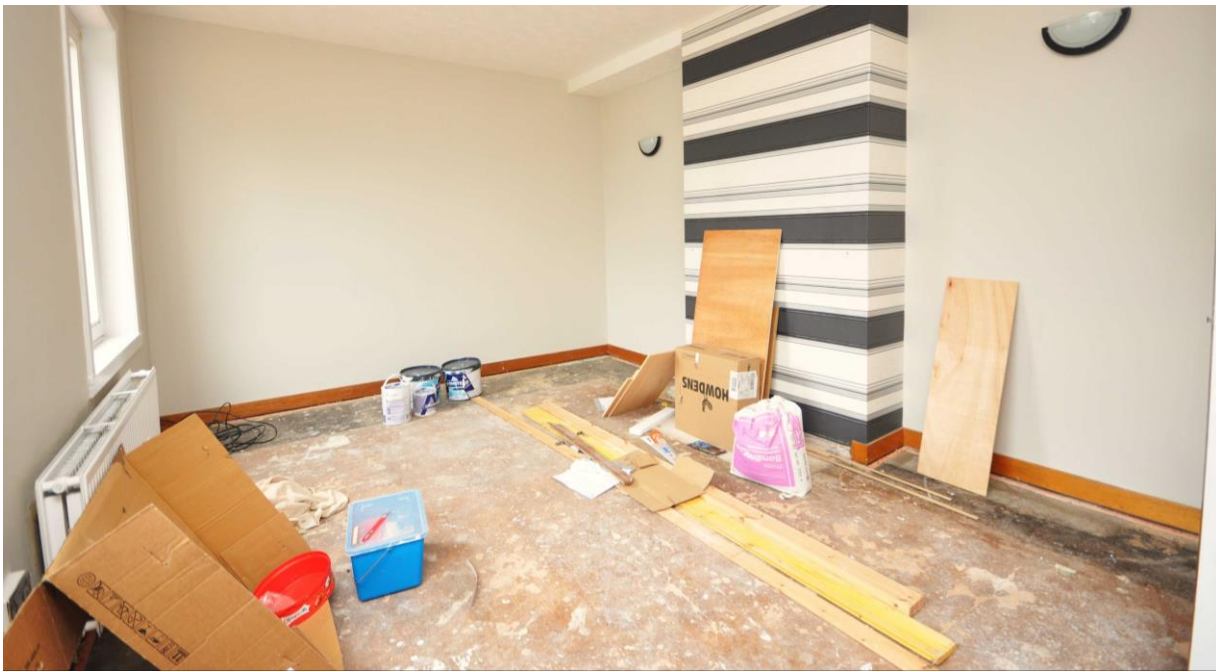


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Key Features:

- . Substantial family home
- . Convenient location
- . Ideal first-time purchase
- . Three double bedrooms
- . Brand new uPVC double glazing
- . Enclosed garden ground
- . Ground floor bathroom
- . Potential buy-to-let investment





Property description

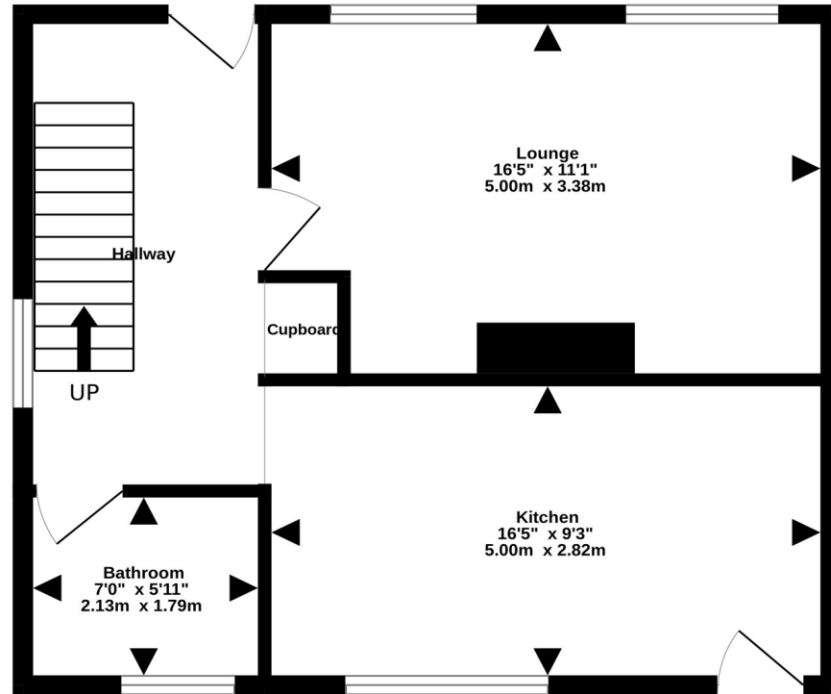
An opportunity arises to purchase an end of terraced, ex-local authority property situated within a cul-de-sac development in the market town of Newton Stewart. Within easy reach of all major amenities, this property, although in need of some attention, provides spacious accommodation over two levels. Having partially undergone a program of modernisation in the recent past, this property benefits from a spacious lounge with gas fired central heating, full (brand new) UPVC double glazing, modern kitchen and ground floor bathroom. This property sits on a generous plot with fully enclosed rear garden with garden shed. Ideal for a first-time buyer/ buy to let investor.

Of traditional construction under a tile roof, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground to the rear. There is an outlook to the front over other residences of varying design as well as views over to the Galloway hills and beyond. Occupying a convenient location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling.

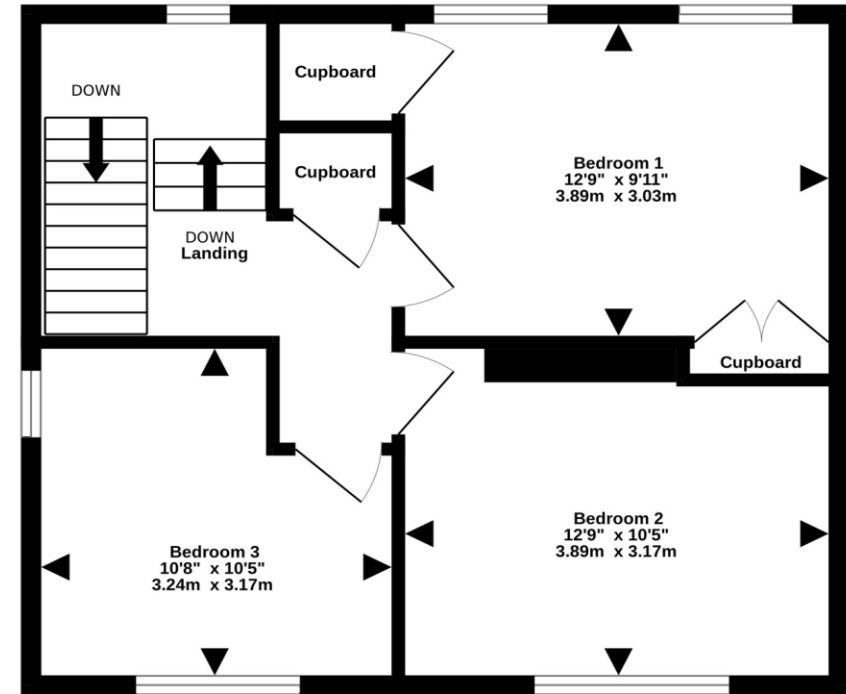
The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in Newton Stewart and Stranraer (25 miles).



Ground Floor
469 sq.ft. (43.5 sq.m.) approx.



1st Floor
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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. Pre-sale 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.



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(68)

SERVICES

Mains electricity, water and drainage. Gas 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.

