



‘Hilltop’, 3 Drew Avenue

Newton Stewart, DG8 6LE

Detached, 3-bedroom
bungalow in excellent
condition through out
providing stunning views.

Offers Around: £275,000 are invited

‘Hilltop’, 3 Drew Avenue, Newton Stewart, DG8 6LE



Key Features:

- . Spacious family home
- . Excellent condition
- . Stunning views
- . Well sought after location
- . Private driveway/ ample off-road parking
- . Full UPVC Double glazing
- . Gas fired central heating
- . Generous sized plot
- . Separate annex
- . Fully enclosed and landscaped garden





Property description

An opportunity to acquire a detached bungalow, occupying a first-class location within a prime residential development in a sought after and prestigious part of Newton Stewart. 'Hilltop' provides well-proportioned and bright accommodation over one level. The property benefits from gas fired central heating and uPVC double glazing. In excellent condition throughout set within its own generous area of fully landscaped garden ground and ample off-road parking. Sat on an elevated plot, this property provides a stunning outlook over, farmland and Galloway Hills beyond.

This property also benefits from what once was a garage now converted into a separate annex/ living accommodation which has been fully equipped to be a self-catering rental. Currently benefitting from an open plan fitted kitchen and living room as well as separate bedroom with ensuite shower room. The annex currently generates an income as future bookings have been secured for the next 8-12 weeks. There is also the potential for the annex to be knocked back through incorporating 'Hilltop' back into one large family home.

Of timber construction under a tile roof, as well as flat roof extension to the rear. The extension has allowed the property to benefit from a rear conservatory, (fully double-glazed) providing access to the rear garden. This property also benefits from three double bedrooms (two of which are ensuite) as well as bright and generous living accommodation with UPVC sliding patio doors onto wooden decking and concrete patio providing areas to sit and benefit from the stunning outlook to the front. As well as providing stunning views, this generous plot has also been fully landscaped benefiting from maintained lawn area, planting borders, workshops as well as a feature pond.

Occupying a prime 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. Viewing of this most pleasant property is to be thoroughly recommended.





Accommodation

Hallway

Spacious open hallway with entrance porch providing front access via UPVC storm door, built in storage/ cloak area, entrance into hallway with built in storage, central heating radiator and loft access.

Lounge

Generous open plan lounge with dining area, feature gas fire currently housing an electric burning stove, 2 x central heating radiators, 3 x large double-glazed windows as well as double glazed UPVC sliding doors onto concrete patio providing stunning outlook over front garden, farmland and beyond. TV point and access to dining kitchen.

Kitchen

Spacious dining kitchen with oak style worktops, integrated gas hob with separate integrated wall mounted 'beko' oven & grill. Stainless steel sink, integrated dish washer, floor and wall mounted units, separate fridge freezer, TV point, rear access to conservatory.

Conservatory

Rear conservatory used as rear entrance into dining kitchen as well as providing access to rear garden. Fully double-glazed with mains power.

Bathroom

Spacious bathroom with electric shower over bath, toilet, WHB as well as tiled wall and flooring and double-glazed window. Heated towel rack and built in extractor.

Bedroom 1

Spacious double bedroom to the rear of the property with built in storage, double-glazed window, central heating radiator as well as Ensuite shower room.

En Suite

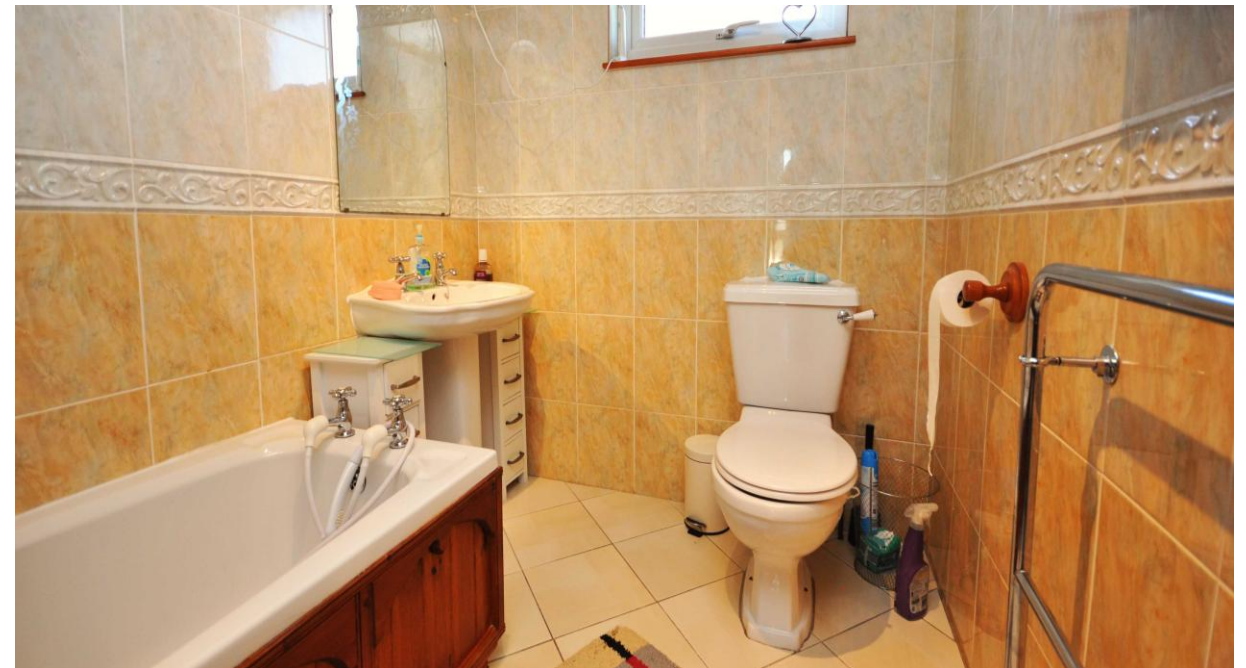
Shower room with mains corner shower, toilet, WHB, tiled wall, flooring, double-glazed window and heated towel rail.

Garden

Generous sized plot with private driveway leading to private off-road parking. Fully landscaped comprising of well-maintained lawn area, wooden decking to the front as well as concrete patio providing stunning views. Large workshop and shed, planting borders and feature pond to the rear.

Workshop

Newly built with 2 x double-glazed window, fitted units and work bench, mains power and concrete base.





Ground Floor
1357 sq.ft. (126.0 sq.m.) approx.

Accommodation (Annex)

Lounge/ kitchen

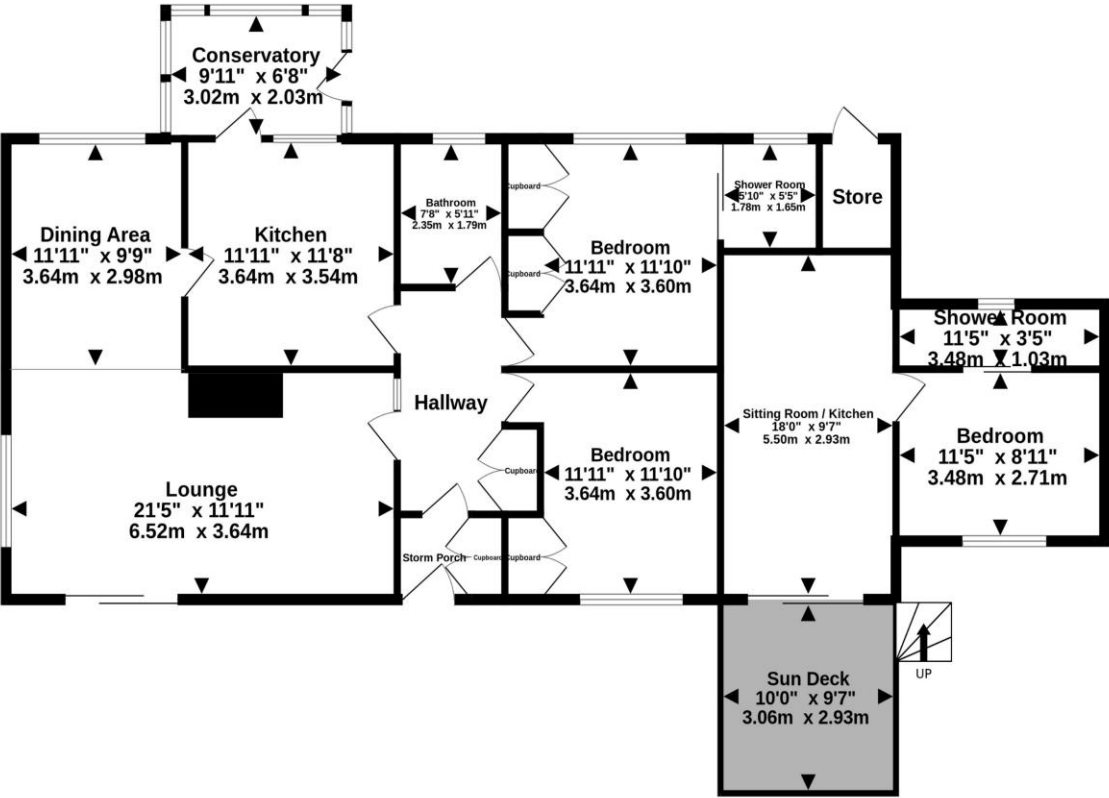
Open plan kitchen and living area housing the central heating boiler, central heating radiator, feature electric fire, TV point, UPVC sliding doors onto wooden decking at the front of the property, providing a stunning outlook over garden and farmland beyond. Kitchen comprising of wall and floor mounted units, integrated hob and cooker, stainless steel sink, separate fridge freezer and access to bedroom.

Bedroom

Double bedroom with Ensuite shower room, electric heater and double-glazed window.

En Suite

Shower room with cubicle housing electric shower, WHB, toilet, tiled flooring and tiled shower, wooden panelling, double-glazed window and built in extractor.



TOTAL FLOOR AREA : 1357 sq.ft. (126.0 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 integrated kitchen appliances, fitted floor coverings and blinds throughout.

COUNCIL TAX

Band E

EPC RATING

D - 64

SERVICES

Mains electricity, water and 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.

