

G·A·P

Galloway & Ayrshire Properties





**Deceptively spacious mid terrace house, in need of some modernising but offering potential for a family home.**

**Accommodation is over 3 levels comprising: VESTIBULE, HALL, large SITTING ROOM, DINING/ LIVING ROOM, fully fitted KITCHEN.**

**1st Floor: Large double BEDROOM, BEDROOM 2, BATHROOM and SHOWER ROOM. Inner hall with storage, Gas boiler and stairs to 2nd Floor: 2 further BEDROOMS, WASHROOM and lined ATTIC space.**

**Double Glazed. Gas CH (boiler installed 2018) Extensive rear garden with concrete patio and outbuilding.**

**OFFERS OVER £139,000**

**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.



**ACCOMMODATION:**

- Vestibule 0.95 x 1.77m with tiled floor, small high level cupboard, glass panel door to
- Hall 0.95 x 7.8m 2 ceiling lights, under stairs storage cupboard, radiator, DG door to the rear, cloak rail, door chime and power points
- Sitting room 3.3 x 6.9m generous size sitting room with front DG windows and rear patio doors, 2 ceiling lights with rose, wall light, power points, TV and telephone connections, radiator, dark wood mantle with polished stone inner and gas living flame fire.
- Dining room 3.14 x 4.49m front DG window, range of built-in storage including drawers, bureau, shelving, glass shelving, drawers Gas fire (disconnected) polished stone hearth, radiator, power points, ceiling light. Door through to
- Kitchen 2.9 x 3.31m fully fitted kitchen with a range of base and wall units in wood finish, open shelving, glazed display cupboards, integrated fridge and freezer, built in 4 ring gas hob and Neff electric oven, integrated Neff dishwasher, plumbed for washing machine, dark brown silquartz sink and a half with mixer tap, wall tiling, power points, concealed extractor. Rear DG windows, double radiator, strip light and enclosed stair to the upper floor



**Pre-sale Appraisal** If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. For full details contact one of our branches. Terms and conditions apply. **Disclaimer: Misrepresentation Act 1967**  
 The particulars on this website do not form part of any contract. Galloway & Ayrshire Properties Limited and its employees or agents is not authorised to warrant the condition of or description of the property on behalf of the seller. Whilst information and particulars are given in good faith, intending purchasers must satisfy themselves independently as to the accuracy of all matters on which they rely upon.

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#### **ACCOMMODATION Cont**

**Landing** with ceiling light, power point. Access to 1st floor rooms

**Bedroom 1** 3.35 X 5.25m large room with 2 front DG windows, power points, 2 radiators, 2 ceiling lights.

**Inner hall** With ceiling light, internal window, power point, access to large storage area with cloak rail and light

**Bedroom 2** 2.68 x 3.35m front DG window, recessed shelving, ceiling light, radiator, power points, telephone point

**Bathroom** 3.5 down to 1.51 x 2.34m rear DG window, Aqua coloured suite comprising panelled bath with Mira electric shower, screen and wall tiling, WC, bidet and WHB, radiator, wall mirror and shaver light. Recessed shelving, cupboard storage and ceiling light.

**Shower** 1.09 x 2.15max DG window, white WC, WHB and tiled shower enclosure with Mira electric shower, ceiling light, wall tiling and radiator.

**Inner stair** 3.51 x 1.96m built-in storage including wardrobe and cupboards, radiator, under stairs storage unit, central heating control. The modern gas fired combi boiler installed 2018 is located in the under stair cupboard. Stairs with rear DG window on landing, various storage cupboards, radiator, open balustrade to

**Top landing** with ceiling light



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**Washroom** 2.19 x 0.97 side DG window, built-in cupboard with cold water and header tanks, WC, WHB, wall mirror, ceiling light

**Bedroom 3** 4.23 x 2.75 large front DG dormer window, power points, TV connection, radiator, smoke alarm. Good size double room

**Bedroom 4** 1.55 up to 2.13 x 4.36m L-shaped room with rear DG window with superb views to the Galloway Hills, built-in wardrobe, power points, radiator, ceiling light, small double room. Door to

**Attic** 2m x 3.86 fully lined attic area with rear Velux window wall light, power points and eaves storage

### **GARDEN GROUND**

At the rear of the property is a sheltered sunny concrete patio area with outside light, there is a small lean to greenhouse with PVC roof (poor condition) outside tap, side gate to the main area of garden. Workshop with slate roof, brick built with ample storage, 3 phase power and lighting. The main area of garden is accessed through wrought iron gate down 20 granite steps. This extensive area of garden is currently in a overgrown condition

### **COUNCIL TAX**

**Band C**

### **EPC Rating**

**D - 58**

### **SERVICES**

Mains water, drainage, electricity and gas. Gas combi boiler installed 2018

### **VIEWING ARRANGEMENTS**

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

### **OFFERS**

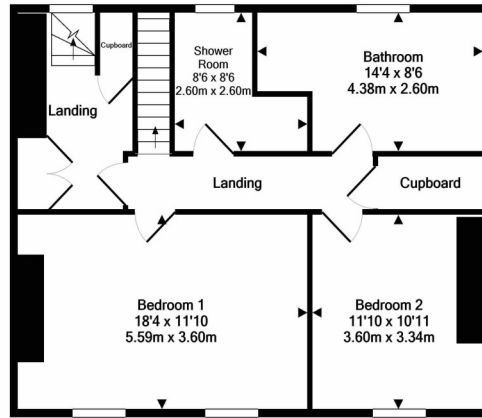
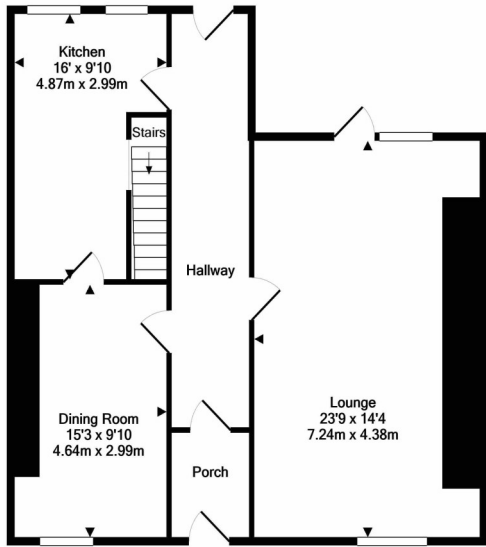
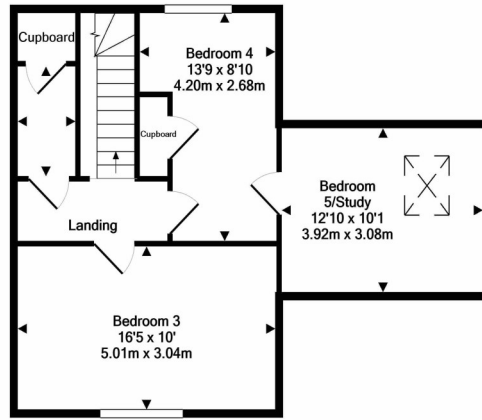
Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.



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