



**14f Jubilee Road, Newton Stewart**

Newton Stewart, DG8 6UA

**Guide Price £55,000**

# 14f Jubilee Road

Newton Stewart, Newton Stewart

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

- Spacious upper floor apartment
- Convenient location
- Close to all amenities
- Views to Galloway Hills
- Allocated parking
- Potential buy to let investment



This spacious one bedroom upper floor flat offers comfortable living in a highly convenient location, ideal for both first-time buyers and investors. The property features a generous lounge, a well-proportioned bedroom, and a modern fitted kitchen, all presented in neutral tones to suit a variety of tastes. Large windows throughout provide ample natural light and showcase pleasant views towards the picturesque Galloway Hills. The flat is situated close to all local amenities, including shops, cafes, and transport links, making every-day living both practical and enjoyable. With its appealing layout and sought-after position, this property represents an excellent potential buy to let investment.

Outside, the property benefits from shared allocated parking to the front, offering a dedicated space for one vehicle (a valuable asset in this central location). The communal grounds are well maintained, providing a tidy and welcoming approach to the building. The parking area is easily accessible and ensures convenience for residents and visitors alike. With scenic surroundings and essential amenities just a short walk away, this flat combines practical outdoor features with the tranquillity of views to the Galloway Hills, making it a desirable home or investment opportunity.



### Hallway

Communal entrance giving concrete stairs access to front entrance leading into hallway with electric storage heater and generous built in storage.

### Lounge

17' 8" x 11' 1" (5.38m x 3.38m)

A bright and spacious lounge, benefitting from two timber framed sash and case style windows as well as an electric storage heater. Access to rear dining kitchen also.

### Kitchen

11' 1" x 8' 9" (3.38m x 2.67m)

A fully fitted kitchen to the rear with both floor and wall mounted units comprising of a fitted stainless steel sink with mixer tap as well as plumbing for washing machine, currently fitted with an electric burning stove. Large timber framed sash and case style window to the rear.

### Bathroom

8' 9" x 7' 0" (2.67m x 2.14m)

A bright and spacious bathroom to the rear comprising of a three piece suite with splash panel boarding to include a separate bath, WHB and WC. Double glazed Velux window.

### Bedroom

13' 7" x 9' 11" (4.14m x 3.02m)

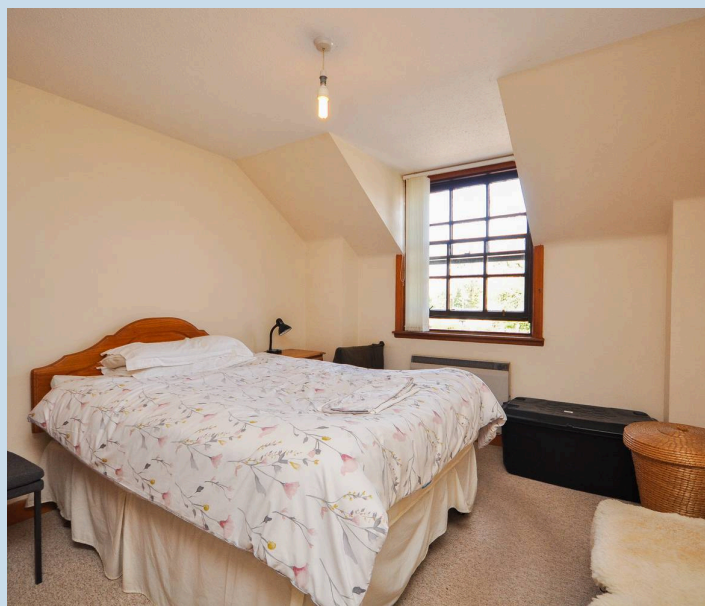
A bright and spacious double bedroom to front of property benefitting from a large timber framed sash and case style window providing a front outlook as well as electric storage heater and built in storage.



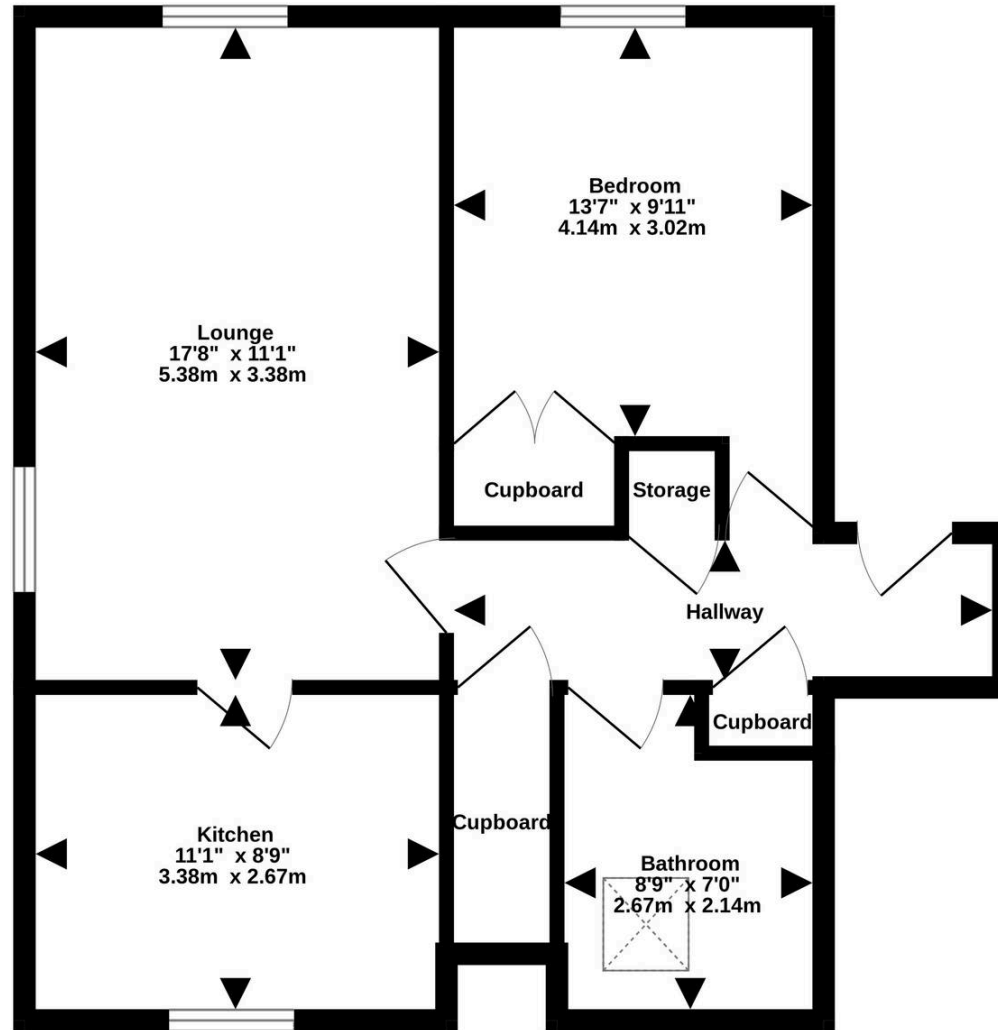
**ALLOCATED PARKING**

1 Parking Space

Shared allocated parking to front of property for one vehicle.



Ground Floor  
569 sq.ft. (52.9 sq.m.) approx.



## **NOTES**

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

**COUNCIL TAX:** Band B

**EPC RATING:** D - 58

## **SERVICES**

Mains electricity, water & drainage. Electric storage heaters.

## **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

