



Cathcain Windsor Road, Newton Stewart

DG8 6HP

Offers Over £295,000



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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. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached family home
- Views over Galloway Hills & beyond
- Walk in condition
- Fully landscaped garden grounds
- 4 Bedrooms
- Off road parking
- Detached garage/ workshop
- Well sought after location
- Gas fired central heating





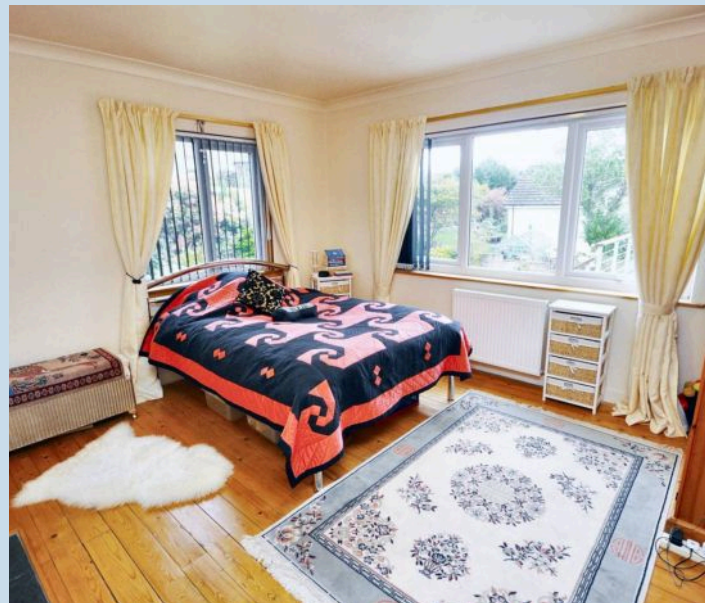
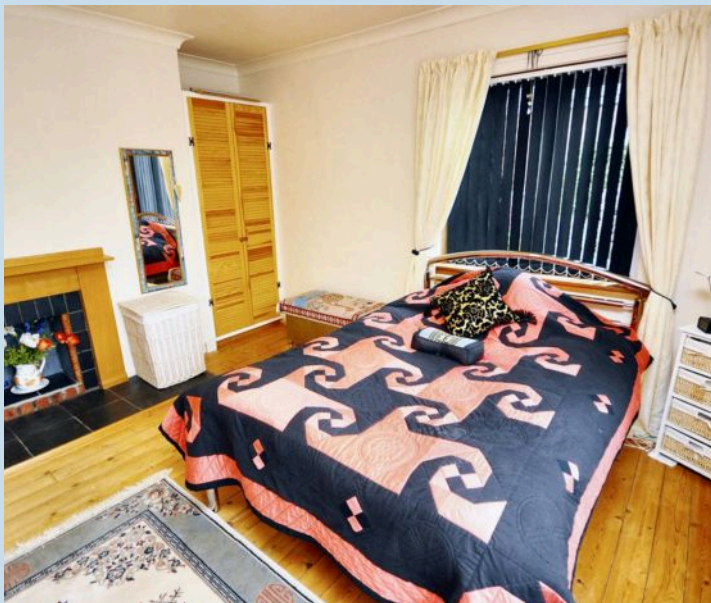


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This 4 bedroom detached house offers a unique opportunity to own a spacious and beautifully presented family home in a sought-after location with panoramic views over the Galloway Hills and beyond. The property is in walk-in condition, with a detached garage/workshop and ample off-road parking. Upon entering the property, you are greeted by a sense of warmth and comfort. The landscaped garden grounds envelope the house, creating a tranquil oasis for relaxation and enjoyment. This home provides ample space for families or those seeking a peaceful retreat in a picturesque setting.

The outdoor space of this property is a true highlight. The front of the house features a boundary wall and hedge, complemented by raised borders and a block-paved driveway suitable for 2 cars. There is a large detached garage with a tiled roof and ample storage. Steps lead from the driveway to a timber clad utility area entrance, with further steps down into the impeccably maintained garden. The garden itself is a delight to behold, with colourful shrubs and a well-manicured lawn. Additional outdoor storage includes a garden shed and 2 enclosed wood-stores. Accessible from the front door is a Brazilian slate balcony surrounded by an architectural grade alloy balustrade. Enhancing the outdoor living experience, is a Pompei oven, situated next to a large sandstone patio. With its idyllic setting and immaculate condition, this property presents a rare opportunity to own a home that effortlessly combines comfort, charm, and natural beauty.





Utility Room

10' 5" x 5' 8" (3.17m x 1.73m)

With a timber door with glass panel, side DG windows, block wood worktop with space and plumbing for washing machine and tumble dryer, wall shelving, pine clad ceiling with down lighting.

Kitchen

10' 9" x 10' 6" (3.27m x 3.20m)

Fully fitted kitchen with a range of base and wall units in wood with staved wood worktops, circular sink and drainer, mixer tap, front facing UPVC double glazed window with a Roman blind, plate rack, 4 ring gas hob, extractor and built-in electric oven. Recently installed Worcester boiler, space for fridge/freezer, click vinyl floor, ceiling light, down lighters and heat detector. Meter cupboard and built in cupboard with the hot water tank.

Hallway

With oak floor, under stairs storage cupboard, power points, thermostat, smoke alarm, ceiling light and heating control unit

Bathroom

8' 4" x 6' 2" (2.53m x 1.89m)

With black galaxy granite tiled floor, panelled bath, front opaque DG window, wash hand basin, WC, corner shower with direct showerhead, wall cabinet, wall tiling, ceiling light and small vertical radiator

Bedroom 2

10' 6" x 12' 5" (3.21m x 3.79m)

Front uPVC double glazed window with vertical blinds, laminate flooring, radiator, power points, ceiling light, range of wardrobes with timber and panelled sliding doors with overhead storage.

Bedroom 1

14' 1" x 12' 7" (4.29m x 3.84m)

Large double room with dual aspect uPVC double glazed windows with vertical blinds and views to the garden, radiator, stripped timber floor, ceiling light, power points, unused fireplace with tiled hearth and wooden mantle, built-in double wardrobe.





Dining area

9' 0" x 14' 2" (2.74m x 4.33m)

Formal dining area with cathedral ceiling, side uPVC double glazed window with Venetian blind, radiator, power points, catenary spotlights, feature open tread hardwood staircase with alloy balustrade leading to the upper floor. Wall light, single glazed French doors through to the main living space.

Lounge

16' 11" x 26' 11" (5.16m x 8.21m)

Generous living space with Borneo Teak floor, triple aspect with two side, 2 rear triple glazed windows and windows overlooking the balcony. Direct access door to a small vestibule with storm doors to the balcony. Spotlights, home cinema projector with surround sound system; fitted roller blinds, radiator, power points, access hatch for below the floor (also accessed from outside) Feature staircase leading to the basement with wall spotlight, hardwood staircase with handrail. Hatch with ladder to fully insulated, boarded loft space with power, lights and rear window.

Bedroom 3

22' 3" x 12' 2" (6.79m x 3.72m)

Basement living or bedroom, large area with rear and side triple glazed windows with roller blinds and patio doors leading to the garden, polished marble floor, radiator, power points and down lighters.

Bedroom 4

13' 5" x 20' 8" (4.09m x 6.29m)

Converted area with timber flooring, front Velux window with fitted blind, also front UPVCDG dormer window with roller blind, part combed ceilings with spotlights, smoke alarm, power points, radiator, built-in storage cupboard and wardrobe also book case which is a concealed access to a further secret storage area.



FRONT GARDEN

To the front we have a boundary wall and hedge with raised borders, block paved driveway suitable for 2 cars. Large detached garage with tiled roof, electric roller door to the front single door to the side, windows, power lighting etc currently used as a workshop.

REAR GARDEN

From this driveway we have steps leading down to the side door which is a timber clad utility area under a fibreglass roof. Access to the garden. At the rear of the garage is a storage shed. Beautifully landscaped garden with many colourful shrubs and bushes, paved patio with wide steps leading down to the immaculately kept lawn, Wood store. Balcony access from the front door and Sitting room with alloy balustrade. A gravelled path leads around the side giving access to the basement accommodation, paved patio, pizza oven, large garden shed with Onduline roof. Side steps to the front.

DRIVEWAY

2 Parking Spaces

Paved driveway providing front entrance to garage allowing for off road parking to fit approx. 2 vehicles.









Galloway & Ayrshire Properties

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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.