



‘Mulldonach’, Glentrool Village  
Newton Stewart, DG8 6SZ.





Immaculately presented,  
detached bungalow in a  
tranquil location with  
stunning outlook.

Offers Over: £275,000 are invited



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#### Key Features:

- . Detached bungalow
- . Generous/ elevated plot
- . Oil fired central
- . Extended rear conservatory
- . Full double glazing
- . Large enclosed garden
- . Tranquil location
- . Off road parking
- . Stunning outlook









## Property description

A superbly presented detached bungalow, located in the most picturesque setting just out with the tranquil village of Glentrool, sat on a generous sized plot allowing for spacious garden grounds. The property is in immaculate condition throughout with a full array of fine features to appreciate including extremely well proportioned and bright accommodation, delightful internal finishings, oil fired central heating, extension to the rear as well as full double glazing. With a front entrance providing access to full living accommodation. This comprises of an open plan spacious front lounge providing open access to a dining area towards the rear giving access to a dining kitchen and rear conservatory. There is also a modern and bright shower room with mains corner shower in excellent condition. The property has benefitted from being extended, which allows for a conservatory to the rear providing a full outlook over the rear garden and woodland beyond as well as a UPVC door for outside access. A stunning property to which viewing is to be thoroughly recommended.

This property is of traditional construction under a tile roof with a flat roof garage. The property benefits from double glazing throughout. Currently comprising of three double bedrooms and two public rooms, . Sitting on a generous sized plot in an elevated position this allows for spacious, the property is well proportioned throughout as well as benefitting from a separate garage also. Sat on generous garden grounds comprising of spacious patio areas, well maintained lawns and border hedging. The plot also allows for ample off-road parking to the front. There are stunning views towards to the village of Glentrool overlooking woodland beyond to the front as well as access to Galloway Forest to the rear. This tranquil location allows for the garden grounds to receive regular visitors from badgers, foxes, deer and red squirrels as well as wild birds and hedgehogs.

This property is situated adjacent to other detached properties of varying style. With the village of Glentrool only being a short distance providing access to local amenities to include the local community centre 'The Hive'. 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.









## Accommodation

### Hallway

Front porch entrance via double UPVC doors providing access into spacious hallway allowing access to full living accommodation. Built in storage, 2 x central heating radiators, thermostat for central heating and loft hatch access.

### Lounge

Spacious lounge towards front of property with large double-glazed window providing front outlook over garden ground and beyond as well as double glazed window to side. 2 x central heating radiators, built in storage, open access to dining area and conservatory to rear. TV point also.

### Conservatory

Spacious conservatory to rear, fully double glazed providing full outlook over rear garden and Galloway forest. Central heating radiator as well as outside access via UPVC door.

### Dining Area

Open plan dining area from lounge providing access to kitchen as well as access to conservatory via UPVC French doors. Central heating radiator also.

### Kitchen

Spacious dining kitchen to rear with floor and wall mounted units featuring oak style worktops, stainless steel sink with mixer tap, integrated electric fan oven with ceramic hob and built in extractor unit. Integrated dish washer as well as built in storage and central heating radiator. Access into utility room. Large double-glazed window providing rear outlook.

### Utility Room

Generous sized utility to rear of property accessed off kit Barb with floor and wall mounted units. Currently housing goods with plumbing for washing machine, stainless steel sink with mixer tap and central heating radiator. Double glazed window and UPVC storm door for rear outside access.

### Bathroom

Spacious bathroom towards rear of property comprising of walk-in corner shower with mains shower and splash panel boarding, separate corner bath as well as toilet and WHB with fitted unit. 2 x double glazed windows, tiled walls, central heating towel rack and built in extractor fan.





## Accommodation

### Bedroom 1

Spacious double bedroom towards front of property with double glazed window providing front outlook, central heating radiator and built in storage.

### Bedroom 2

Spacious double bedroom towards rear of property with double glazed window providing rear outlook, central heating radiator and built in storage.

### Bedroom 3

Double bedroom towards front of property with double glazed window providing front outlook, central heating radiator and built in storage.

### Garage

Separate garage of traditional construction with access via garage door to front with built in units and benches as well as mains power and separate store to rear accessed from rear door currently housing the central heating boiler.

### Garden

Sat on a generous plot providing well maintained and spacious garden grounds comprising of fenced and hedge borders, concrete panel driveway and pathways over gravel as well as planting borders all around. Concrete panel patio to the rear, 2 x garden sheds and greenhouse, access and outlook to Galloway forest. Well maintained lawn areas to both front and rear as well as feature pond.

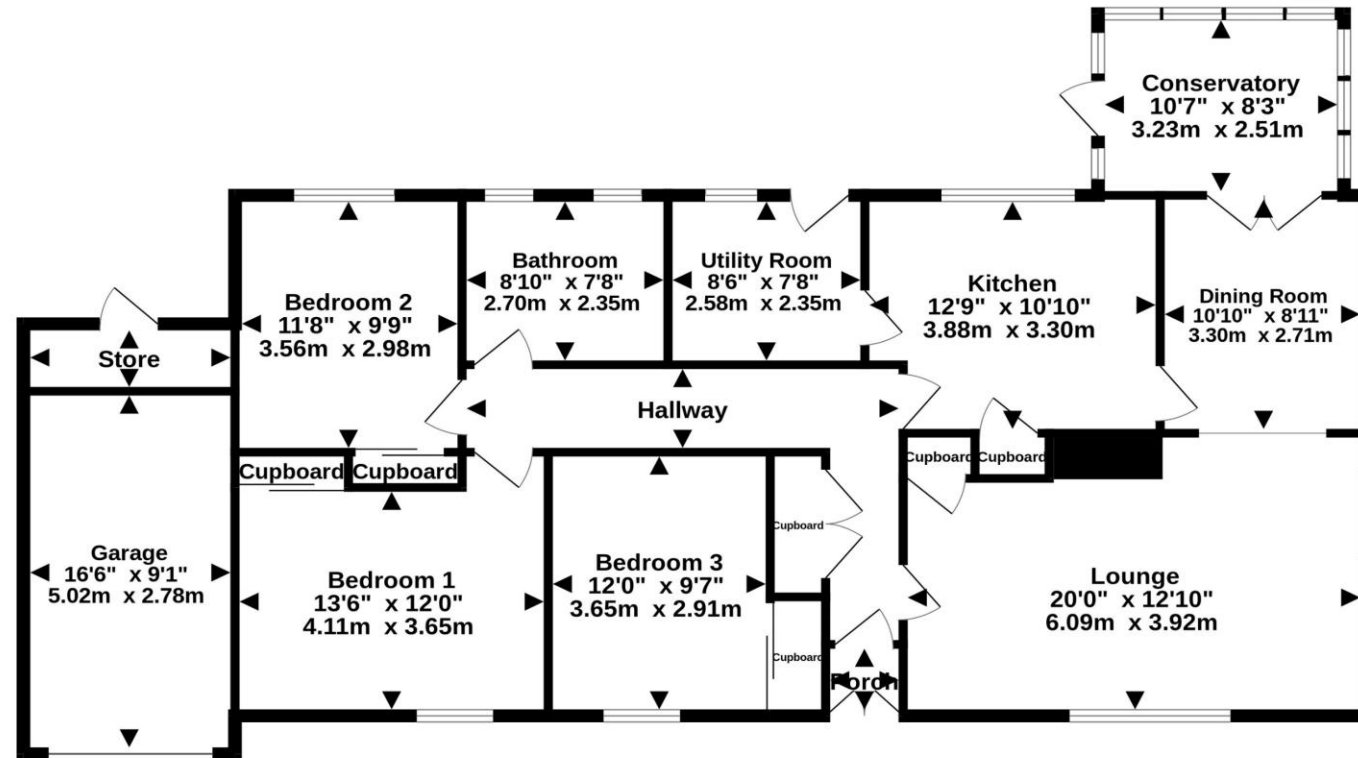








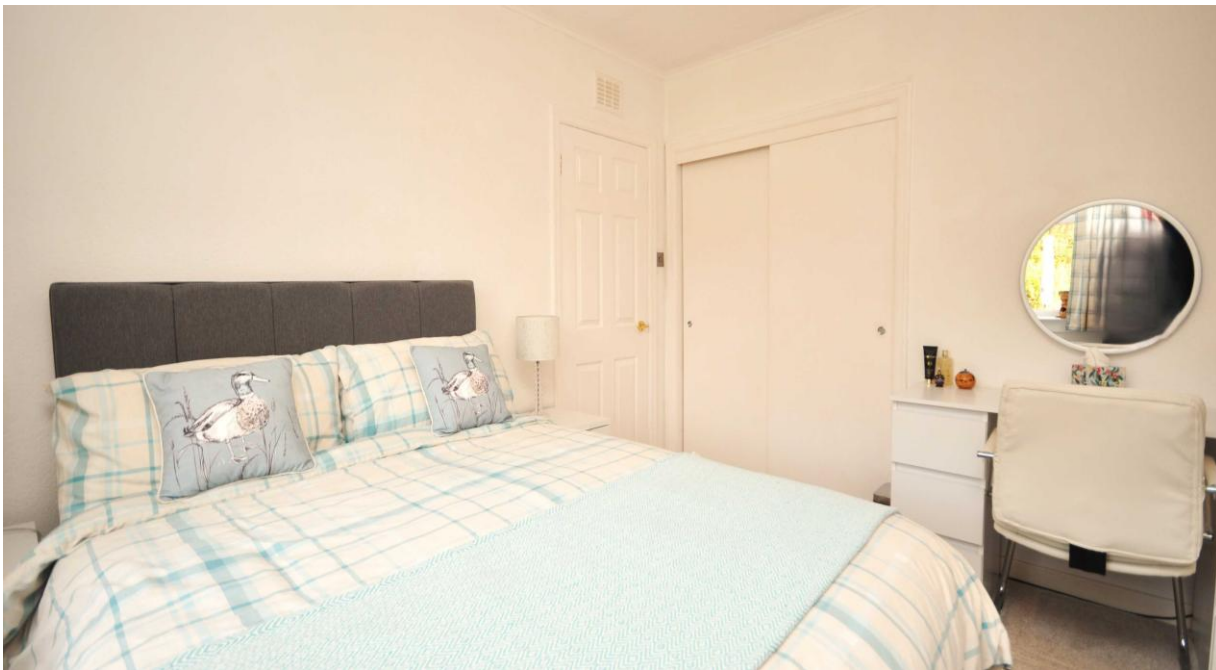
Ground Floor  
1409 sq.ft. (130.9 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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. Other items may be available through separate negotiation.

### COUNCIL TAX

Band D

### EPC RATING

D(61)

### SERVICES

Mains electricity, water & drainage. Oil 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.

