



# ‘Roleystone’, 13 Blair Way

Newton Stewart, DG8 6HX



Large 5 Bedroom  
detached house on  
elevated site with views to  
the Galloway Hills.

Offers Around: £320,000 are  
invited



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### Key Features:

Elevated position with views to the Galloway Hills

Spacious family accommodation

5 double Bedrooms - 1 En-suite

Two spacious bathrooms

Off road parking

Integral garage

Balcony

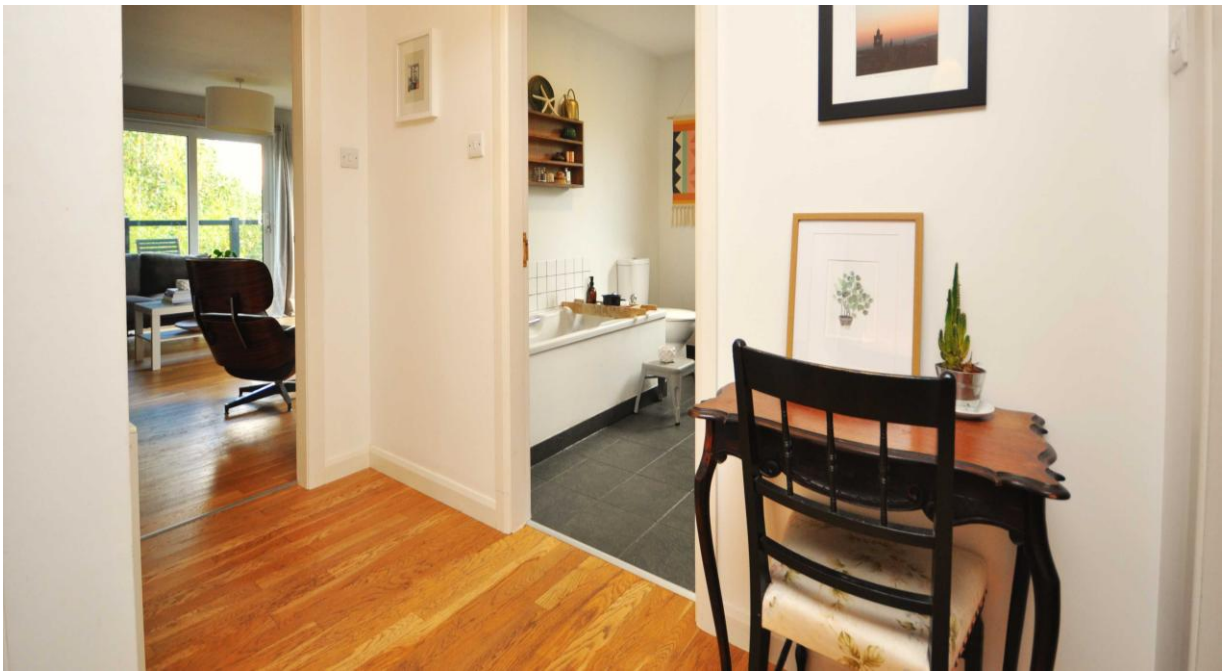
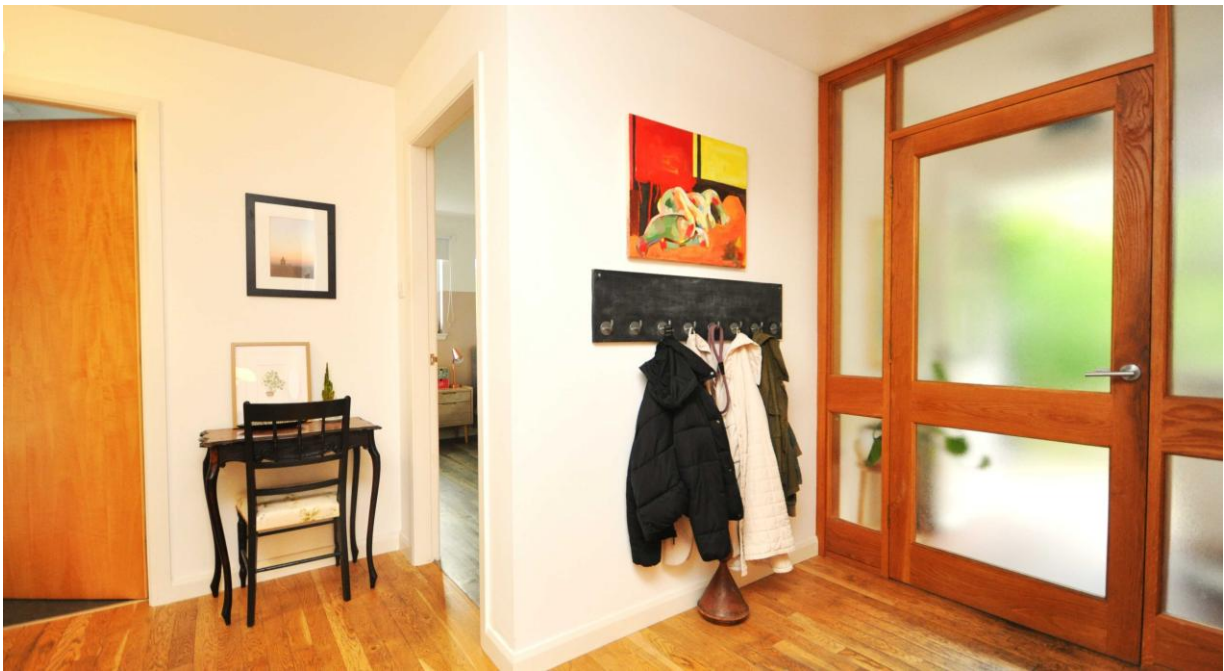
Prime location

Walk in condition

Multi fuel burning stove









## Property description

Located on the fringe of a most popular residential development towards the western perimeter of town, this is a detached villa style residence which provides family accommodation over two floors. The property benefits from a spacious open plan dining kitchen with separate dining area generous sized lounge providing stunning views over Newton Stewart and Galloway Hills beyond. Two generous sized bathrooms as well as five bedrooms to which one benefits from an Ensuite shower room. Gas fired central heating and full double glazing. Set within its own generous area of maintained garden ground and integral garage. Conveniently situated close to primary/secondary schooling.

Of traditional construction under a tile roof, this property would make an ideal spacious family home in a well sought after area. Positioned on an elevated plot, this allows for the property to provide a stunning outlook over the town of Newton Stewart as well as the Galloway Hills and beyond. The garden grounds currently comprise of a maintained patio and lawn area as well as a pathway down towards woodland and mature planting areas stretching fully around the border leading to a separate annex. The annex once previously used as a business, currently benefits from mains power and water supply. There is also sun decking on the ground level as well a balcony on the upper level accessed via the lounge to provide the opportunity to sit and soak in the stunning views surrounding the property.

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.









## Accommodation

### Hallway

Front entrance leading into hallway, which provides access to full upper-level accommodation as well as built in storage, central heating, radiator and stairs, providing access to lower-level accommodation.

### Lounge

Spacious lounge towards rear of property with double glazed windows UPVC sliding patio doors to have access to balcony, providing open views over and beyond central heating radiator and feature multifuel burning stove. TV point also as well as access to dining room.

### Dining room

Access off of lounge, spacious dining room towards rear of property with double glazed windows, central heating radiator and access into dining kitchen.

### Dining Kitchen

Spacious dining kitchen with floor and wall mounted units and oak style worktops, integrated electric fan oven and induction hob with built in extractor, integrated American style fridge freezer, porcelain sink with mixer tap double glazed window, integrated dishwasher and access to utility room.

### Utility

Generous size utilities fees with floor and wall mounted units. Stainless steel sink with mixer tap. plumbing for washing machine, space for tumble dryer and currently houses central heating boiler as well as hatch access into roof space.

### Bedroom 3

Spacious double bedroom towards front of property with double glaze window, central heating radiator, built in storage TV point and access into ensuite shower room.

### En-suite

Spacious ensuite, shower room, comprising of walk-in shower cubicle with mains shower and tiled wall, separate toilet and wash handbasin, central heating radiator and built in extractor.

### Bedroom 4

Spacious double bedroom towards front of property with two double glazed windows, central heating radiator. TV point and built in storage.

### Bathroom

Bright and spacious bathroom with tiled flooring, double glazed window, comprising of separate bath, toilet and wash hand basin with built-in storage units and worktop, central heated towel rack also.



### Bedroom 1

Spacious double bedroom on lower-level accommodation with central heating radiator, double glazed window and built in storage / potential dressing room.

### Bathroom

Spacious bathroom on lower-level accommodation, comprising of Jacuzzi style bathtub, separate toilet and wash handbasin with built in storage units. Tiled wall in and built in extractor.

### Study / bedroom 5

Currently used as study, potential bedroom with double glazed window and central heating radiator.

### Bedroom 2

Spacious double bedroom on lower-level accommodation with double glazed window, central heating radiator, generous built in storage, as well as access to separate office leading to outside access to decking.

### Office

Accessed off of double bedroom currently used as office with central heating radiator, double glazed window and UPVC sliding door providing access onto rear garden decking.

### Integral Garage

Spacious single garage with up and over front entrance, double glazed window, access into utility space, built in display units and work benches, solid concrete floor, ladder and hatch access into roof space for storage.

### Annex

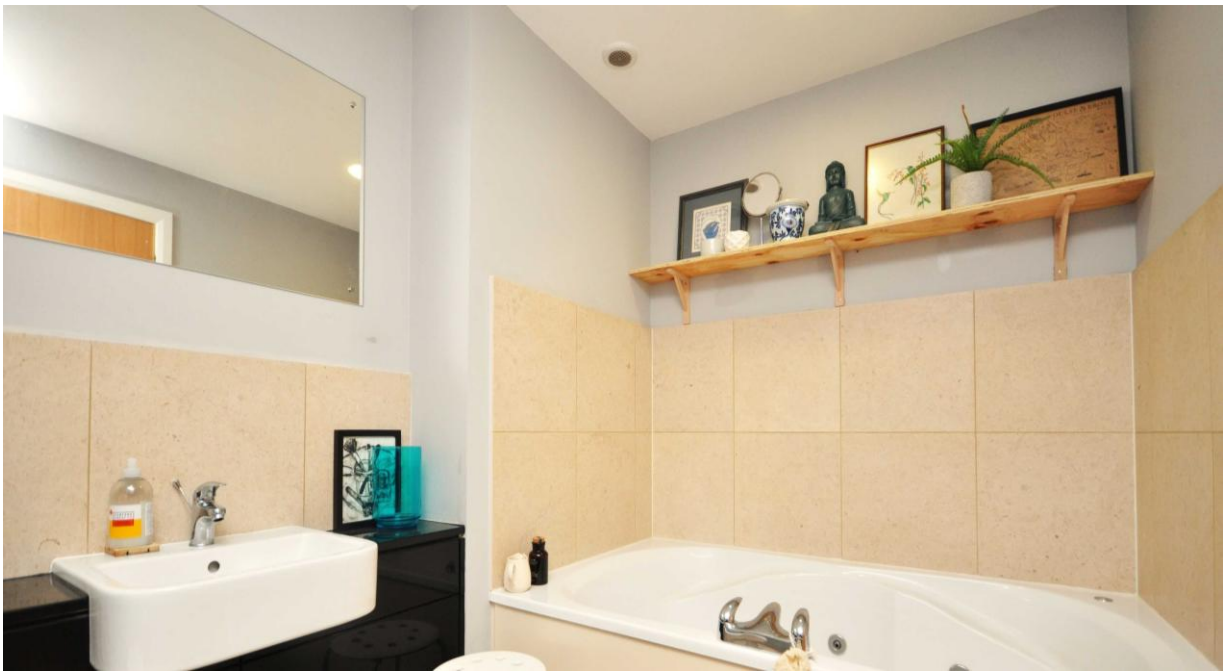
Separate annex to rear of property with double glazed window, UPVC French doors for side access, partition wall dividing into two rooms with UPVC door for front access, mains power, plumbing and electric water heater as well as hatch access into roof space. (Potential for separate accommodation.)

### Garden

Sat on an elevated float, a generous size garden, comprising of driveway to front for off-road parking, pathway round side leading down to maintained lawn area, ground level wooden decking and concrete patio area as well as elevated balcony from upper floor, pathways leading down to mature planting areas and bordering trees.

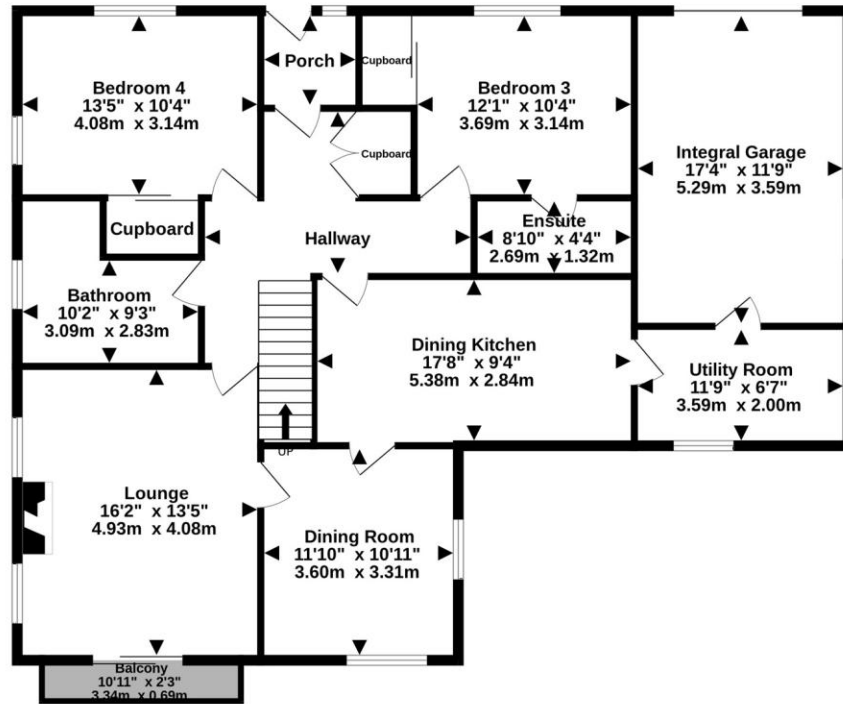




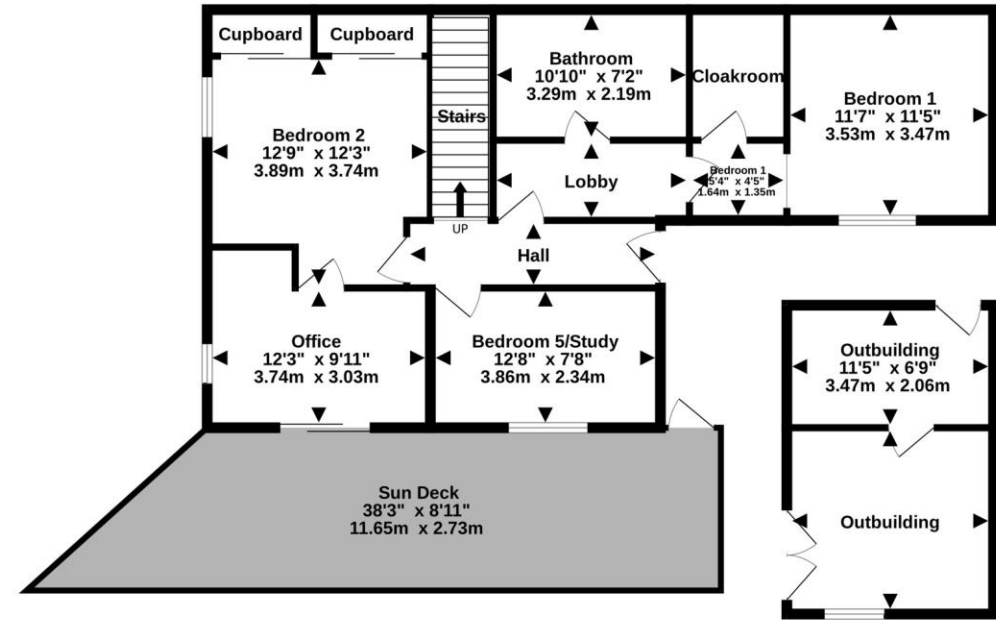




Ground Floor  
1375 sq.ft. (127.7 sq.m.) approx.



Lower Level  
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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 F

### EPC RATING

C(76)

### SERVICES

Mains electricity, water & drainage. 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.

