



www.gapinthemarket.com

**COTTONMILL COTTAGE
92 KING STREET
NEWTON STEWART
DG8 6DL**



Traditional stone detached cottage conveniently situated for all local amenities.

Renovated in the recent past to provide HALL, SITTING ROOM with multi fuel fire, open plan DINING ROOM and fully fitted KITCHEN, SHOWER ROOM

Upper floor with 2 double BEDROOMS

Double glazed. Modern GAS central heating.

Side access to enclosed garden and patio, garden shed.

Steps to private PARKING

OFFERS OVER £110,000



Accommodation over 2 levels comprises

Hallway 0.89 x 4.78m Timber panelled door. Quarry tiled floor. Radiator, spotlights. Door to rear. Stairs to upper floor

Sitting room 4.21 x 4.29m Front and rear DG windows with deep sills and blinds, 2 radiators, multi fuel fire, feature faux beams, timber floor, downlighters, power points.

Dining room 4.83 x 2.34m Front DG window, deep sill and blind, built in cupboard (gas/electric meters), feature fireplace, under stair storage cupboard, wall and ceiling spotlights.

Kitchen 3.95 x 1.79m Open plan design from Dining room with rear DG window, range of base and wall units, electric hob, oven and extractor, white sink, vinyl flooring, spotlights, plumbed for washing machine. Baxi gas fired combi boiler

Rear Hall 1.62 x 1.83m Rear DG window, Door to outside. Quarry tiled floor.

Shower room 1.85 x 2.24m Opaque DG window, vanity WHB, WC and corner entry shower with electric unit, radiator, panelled walls, tiled floor. Spotlights and extractor.

Upper floor

Landing with faux beams, rear facing skylight window.

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.

Bedroom 1 3.99 x 3.31m double room with fully coombed ceilings with faux beams, power points, spotlights, front DG window with hill views, laminate flooring and radiator.

Bedroom 2 3.5 x 3.31m used as a twin room, fully coombed ceiling with faux beams, front DG widow with woodland views, power points, radiator and laminate floor.

Garden ground

Located to the rear of the property and accessed by a pedestrian gate at the side or from the rear parking area. The garden is enclosed and laid with hard landscaping, patio and steps to an area of lawn with timber steps to a further terraced area with garden shed. The remaining steps lead to the private parking area which is accessible from Ewart Drive.

Notes

The property is currently used as a holiday home. The light fittings and any fitted blinds are included in the sale but other items may be available by separate negotiation with the vendors.



NOTES

It is understood that the property was completely renovated in the recent past

RATEABLE VALUE

£2100 (Subject to small business relief)

EPC RATING

E - 45

SERVICES

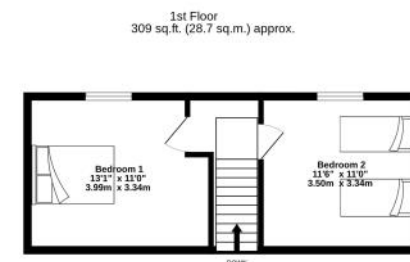
Mains electricity, water & drainage. Gas fired central heating.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671402104.

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.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022