

G · A · P

Galloway & Ayrshire Properties



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12 HILLVIEW APARTMENTS
YORK ROAD
NEWTON STEWART
DG8 6JS



First floor apartment in an historic local listed building which was modernised in the past and converted into flats

The property is located on the first floor within the Clock Tower and has views over the town.

**Secure entrance, carpeted hallways and stairs
HALLWAY, modern BATHROOM, double BEDROOM with built in wardrobes, open plan LIVING DINING KITCHEN, single BEDROOM/DINING ROOM**

Electric central heating

Ample private parking and drying area

IDEAL FOR BUY TO LET INVESTMENT or may suit FIRST TIME BUYER. The property is factored

OFFERS OVER £69,500

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.



ENT. HALL

Small entrance hall measuring 1.44 x 1.82m approx) Radiator, meter cupboard with consumer unit, thermostat, ceiling light, smoke alarm, power points and intercom.

**INNER HALL
BATHROOM**

Deep cloak/storage cupboard, loft hatch, light and access to... 2.42 x 1.77m approx Modern bathroom with vinyl flooring, tiled walls in modern finish, white WHB, WC and panelled bath with shower screen and direct shower. Extractor, down lighters and vertical chrome towel rail.

BEDROOM 1

2.87 x 4.18m approx This room benefits from one of the original windows which is single glazed with a deep sill. Power points, wall lights, TV point, radiator and double built in wardrobe. Built in cupboard housing the central heating combi boiler, partially coombed ceiling although it is high and through to...

LIVING SPACE

4.6 x 5.17m approx 2 thirds carpet and 1 third vinyl, radiator, power points, TV connection, smoke alarm, telephone point, down lighters. Modern kitchen with range of base and wall cupboards in beige gloss finish with block wood effect worktops, single drainer sink with mixer tap, integrated washing machine, drawer unit and built in ceramic hob and electric oven with stainless steel extractor. Built in fridge freezer, wall tiling, cooker point, power points and original front facing single glazed window of gothic design with fitted roller blinds. Through to...



BEDROOM 2

2.78 x 2.78m small double contained within the "Clock Tower") Power points, radiator, wall light and hatch which gives access into the clock tower itself. 3 front facing original gothic style single glazed windows.

GROUNDS

There is ample private parking to the front of the building and shared drying areas to the rear

**COUNCIL TAX
Band C**

**EPC Rating
D - 63**

**FACTORING FEE
Approx. £1000 (2021) incl building insurance**

SERVICES

Mains water, drainage and electricity. Heating is by an electrical wet system.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited at their Newton Stewart office. 01671 402104

OFFERS

Notes of interest to be registered with the selling agents in case a Closing date is fixed. All offers, in usual Scottish form should be lodged with the selling agents.

PRICE

On application to the selling agents.