

G·A·P

Galloway & Ayrshire Properties



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**NEW HOUSE
MONREITH
NEWTON STEWART
DG8 9LJ**



A rare opportunity to acquire an architect designed split level detached property situated in the popular and quiet coastal village of Monreith. This is a well sought after area boasting sandy beaches and St Medan Golf Club a five minute drive away. More amenities available in Port William a short drive from the property. The property comprises:
Hallway, modern Shower room and 2 Bedrooms at ground level. The lower level has a large open plan Sitting room with an open fire and solid marble hearth, double Bedroom and fitted Kitchen with breakfast bar, rear Porch. Exposed wooden beams are a feature on the lower level. Large carport to the side and a good sized, easily maintained garden with patio area, shed and log store. Solid fuel/electric heating. Mains services Double glazed (2015)
OFFERS OVER £180,000



ACCOMMODATION:

Hallway Glass panel door from the carport leads to
with ceiling light, meter cupboard with consumer unit, power points.
Wrought iron balustrade overlooking Living space.

Shower room 1.86 x 1.79m modern suite with a large corner entry shower, panelled walls, electric Triton unit, extractor, ceiling light, loft hatch, front opaque DG window with bamboo blind, close coupled WC, chrome radiator, wash hand basin, wall mirror and tiled floor

Bedroom 3 2.67 x 2.91m small double with front DG window and vertical blinds, built-in vanity unit with cupboard below, power points, radiator and ceiling light.

Bedroom 1 4.54 down to 3.4 x 3.71m dual aspect with front and side DG windows with vertical blinds, radiator, ceiling light, power points, wall mirror and double built-in wardrobe with Louvre doors

Sitting room 5.12 x 4.81 down to 3.41m Open Plan wooden staircase with wooden balustrade from the ground floor level. Wooden ceiling beams, 2 side DG windows, rear sliding DG patio doors, 2 night store heaters, double radiator, power points, wall lights, built-in cupboard with hot water tank, feature



stone fireplace with polished solid marble hearth and open fire providing central heating and hot water. Open design to Kitchen.

Bedroom 2 3.01 x 3.6m with side DG window and vertical blind, double radiator, double built-in wardrobe with Louvre doors, power points, vanity unit with sink and drawer storage, wall lights, exposed ceiling wooden beams, picture rail and laminate flooring

Kitchen 5.12 x 2.16 approx open plan kitchen diner with breakfast bar, built-in cupboard (with HW tank), laminate flooring, marble effect worktops and breakfast bar, base and wall cupboards, built-in double oven, plumbed in washing machine, under counter fridge and separate under counter freezer, tray tidy, single drainer stainless steel sink, LPG hot water geyser (in case of power cut) large rear DG window with fitted roller blind and further side DG window with extractor and roller blind, spotlights, exposed wooden beams, four ring electric hob, radiator and single glazed panelled door to the rear porch.

Rear Porch 2.22 x 1.3m with door to the outside with fixed side panel, side and rear DG windows, shelving, pine panelled ceiling with light and tiled floor

GARDEN GROUND

The private spacious garden is mainly to the side of the property and is laid for easy maintenance predominantly gravel on a tiered design. The patio at the rear and opposite side of the property can be easily accessed from the sitting room patio doors. The patio area can easily accommodate table, chairs and sun loungers. There is also a timber garden shed, drying area, brick log store, access to water pump (pumps waste water to main drain).

NOTES

It is understood that, on achieving a satisfactory price, the vendors will include the white goods, the fitted carpets and blinds throughout. Other items may be purchased by separate negotiation.

COUNCIL TAX

Band D

SERVICES

Mains water, drainage and electricity. Solid fuel from radiator output boiler and optional night store heating economy 7 tariff.

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties Limited 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.

