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Estate Agents



2 PHILIP AVENUE

NEWTON STEWART, DG8 6HF

Detached 3 bedroom family home situated in a quiet residential area close to all local amenities with superb views of the Galloway Hills



Ground Floor:

Hallway
Lounge/Dining Area
Kitchen
Utility Area/Home Office
W.C.

First Floor:

2 Double Bedrooms
Bedroom
Bathroom

Outside:

Large gravel driveway for several cars. Integral garage. Enclosed garden to front. Terraced garden to rear. Shed. Greenhouse. Gas central heating.

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This detached family home set back from the road offers light and spacious family accommodation throughout with many of the rooms having superb views over towards the Galloway Hill.

2 Philip Avenue is handily located close to all local amenities in Newton Stewart, being a short stroll from many of the local schools and shops.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entrance through uPVC door with obscure double glazed side window and panel from gravel driveway in to:-

HALLWAY **3.63m x 2.05m (11'9" x 6'7")**

Interlinked smoke alarm. Ceiling light. Radiator. Telephone point. Under stair cupboard housing electric fuse box and meter. Wood effect laminate floor. Doorways leading to all the main living accommodation. Staircase leading to first floor accommodation.

LOUNGE

Sitting Area 4.06m x 4.08m (13'4" x 13'4")

This light and spacious room has a large uPVC double glazed picture window with vertical blinds and curtain pole above with outlook to front garden and onwards to the Galloway Hills. Radiator. Thermostat control. Ceiling light. Carpet.

Dining Area 2.95m x 2.71m (9'8" x 9'8")

uPVC double glazed patio doors with curtain pole above leading out to rear garden. Ceiling light. Radiator. Carpet.

KITCHEN

3.17m x 2.70m (10'5" x 8'8")

Fitted kitchen units with formica work surface and tiled splashback. 1½ bowl stainless steel sink with mixer tap above. Wall units. Hotpoint Ultima dual fuel cooker with stainless steel extractor fan above. Space for fridge freezer. Large uPVC double glazed window with vertical blinds with outlook to rear garden. Ceiling light. Radiator. Tile effect vinyl floor. Doorway leading in to:-

UTILITY AREA / HOME OFFICE

4.08m x 1.9m (13'5" x 6'3")

Spacious Utility Area / Home Office. To one side is a Large larder style cupboard. Fitted kitchen unit with Formica work surface, stainless steel sink and tiled splashback. Plumbing for washing machine. To the opposite side is a useful area with power points and a uPVC double glazed window overlooking the garden which the current owner uses as a home office. Radiator. Ceiling light. Tile effect vinyl floor. Doorways to integral garage and W.C.

W.C.

2.10m x 1.05m (6'9" x 3'4")

White W.C. and wash hand basin. Mirror. Shaving point. uPVC double glazed obscure glazed window with roller blind. Ceiling light. Tile effect vinyl floor.

Carpeted staircase with wooden banister leads up to:-

First floor accommodation

LANDING

Interlinked smoke alarm. Shelved cupboard. Ceiling light. Carpet. Doorways leading to all bedrooms and bathroom.

DOUBLE BEDROOM 1

4.03m x 2.70m (13'2" x 8'8")

uPVC double glazed window with outlook to rear garden. Cupboard with shelving and hanging rail. Ceiling light. Radiator. Carpet.

DOUBLE BEDROOM 2

4.09m x 3.45m (13'4" x 11'3")

uPVC double glazed window with outlook to front garden and onwards to Galloway Hills. Cupboard housing Worcester gas combi boiler, shelving and hanging rail. Ceiling light. Radiator. Carpet.

BEDROOM

3.10m x 2.34m (10'2" x 7'7")

uPVC double glazed window with outlook to front garden and onwards to Galloway Hills. Cupboard with shelf and hanging rail. Ceiling light. Radiator. Carpet.

BATHROOM

2.10m x 1.62m (6'9" x 5'3")

Coloured bathroom suite of W.C, wash hand basin and bath with mains shower above and tiles. uPVC obscure double glazed window with roller blind. Radiator. Towel rail. Carpet.

OUTSIDE

Front Garden and driveway

Large gravel driveway with parking for several cars. Large wooden fenced lawn area which is bordered with a Leylandii hedge down one side and a hedgerow with mature shrubs including buddleia, honeysuckle and roses.

Rear Garden

This private terraced rear garden has superb views over the garage to the Galloway Hills beyond which can be enjoyed from the patio areas. The rear garden is bordered by hedge on two sides and a fence on the other. The garden has 2 lawn areas, 2 vegetable plots, 2 patio areas, flower borders, greenhouse and shed.

Garage

The integral garage is access from a pedestrian door from the utility room. There is also a pedestrian door to the rear garden and an up and over garage door to the front. Glazed window to rear. Strip light. Electric points. External tap. Built-in storage rack and unit. Concrete floor.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D.



SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org



GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/MOFFN01-02



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049

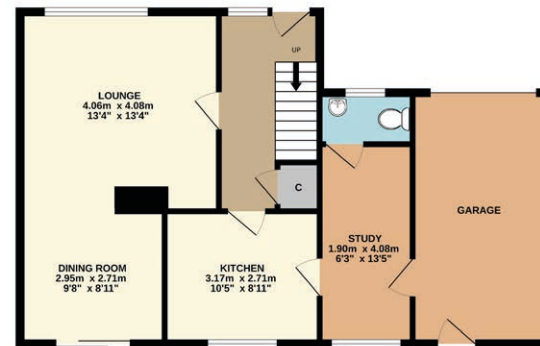
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440

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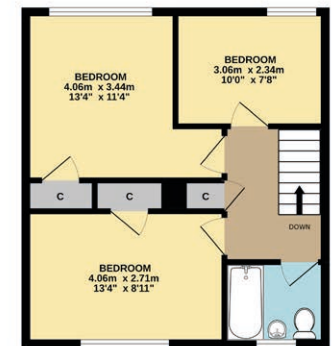
Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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