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Solicitors & Estate Agents



THE SHEILING

CARSLUTH, NEWTON STEWART, DG8 7DN

Detached bungalow located in the village of Carsluith with fine views across the garden to the Cree estuary.



Accommodation:

Ground Floor:

Entrance Hallway
Sitting Room
Kitchen / Dining Room
Double Bedroom 1
Bathroom
Master Bedroom with en-suite
Utility Room
Rear Porch

Outside:

Garden Grounds

Electric car charging point.

UPVC double glazing throughout and gas central heating; Garden; 2 Sheds.

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The Sheiling is a well present detached bungalow located in the Galloway village of Carsluith, with easy onward connection onto the A75. The property offers bright, spacious accommodation throughout.

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. 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

Entered via a paved path through a uPVC glazed door into:-

RECEPTION HALLWAY

Light, bright reception hallway with window to side. Oak flooring. Radiator. Doorways opening out to all main rooms.

SITTING ROOM

Bright spacious front facing sitting room with French doors opening out to the front garden. Oak flooring. Radiator. Curtain pole and curtains. Electric blinds. Wall and Ceiling lights. Ceiling fan.

DOUBLE BEDROOM 1

Good sized rear facing double bedroom. Fitted carpet. UPVC double glazed window. Curtain pole and curtains above. Radiator. Ceiling light.

BATHROOM

Suite of white wash hand basin, W.C. and bath with splash-backs. UPVC obscure glazed window to rear. Roller blind. Corner shower cubicle with electric shower. Radiator.

MASTER BEDROOM

Large double bedroom overlooking the rear garden with ample natural daylight from 2 uPVC double glazed picture windows with curtain pole and curtains above. 2 Radiators. Built-in cupboard. Door leading into en-suite.

It is thought that this Master bedroom could easily be converted into two bedrooms subject to the appropriate planning consents.

EN-SUITE

Contemporary en-suite shower room tiled from floor to ceiling. Chrome heated towel rail. Modern walk in shower cubicle with monsoon rainfall shower head. White W.C. and sink inset into high glass vanity unit. Backlit bathroom mirror.

KITCHEN /DINING ROOM

This bright and spacious open plan kitchen diner is accessed directly from the main hallway. Situated adjacent to sitting room. It has ample natural light from two large uPVC double glazed picture windows (fitted with electric blinds) to with fine views across the front garden to the Cree Estuary.

The kitchen has ample storage from contemporary white high gloss fitted kitchen units with laminate work surfaces and splash-backs. AEG induction hob. Electric built-in double oven. Built-in dish washer. Stainless steel sink with drainer and flexible mixer tap attachment. Recessed alcove currently housing freestanding fridge-freezer (included in the sale) which would also make a good walk-in pantry. Ceiling lights. Tile-effect laminate flooring. Doorway leading into:-

UTILITY ROOM

Located at the rear of the property, this useful utility area can be accessed directly from both the garden and kitchen. This useful utility area has additional storage with a number of fitted kitchen units. Stainless steel sink with mixer tap. Laminate work surface. Plumbing for washing machine and under counter space for tumble dryer. Radiator. Ideal gas combi boiler. UPVC double glazed door with window to side leading out to decking area.

Outside

Front garden is mainly laid to lawn with a variety of mature shrubs providing additional colour all year round. To the side is a Tarmac driveway providing ample parking for a number of cars with the added benefit of an electric car charging point.

There is a ramped decking area from the rear garden leading to the utility providing easy access into the house from the driveway. The rear garden is mainly paved with a sloping area to the rear which is well stocked with a number of shrubs, and wild flowers.

There are two sheds with power and light.

BURDENS

The Council Tax Band relating to this property is E.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a band C

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

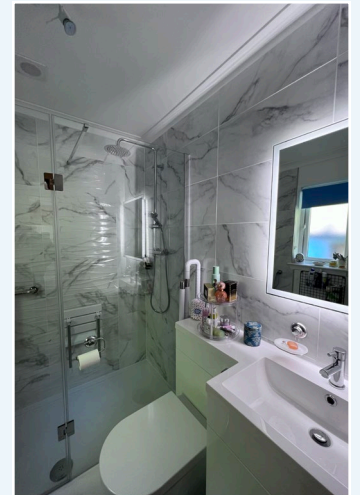
We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that 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).

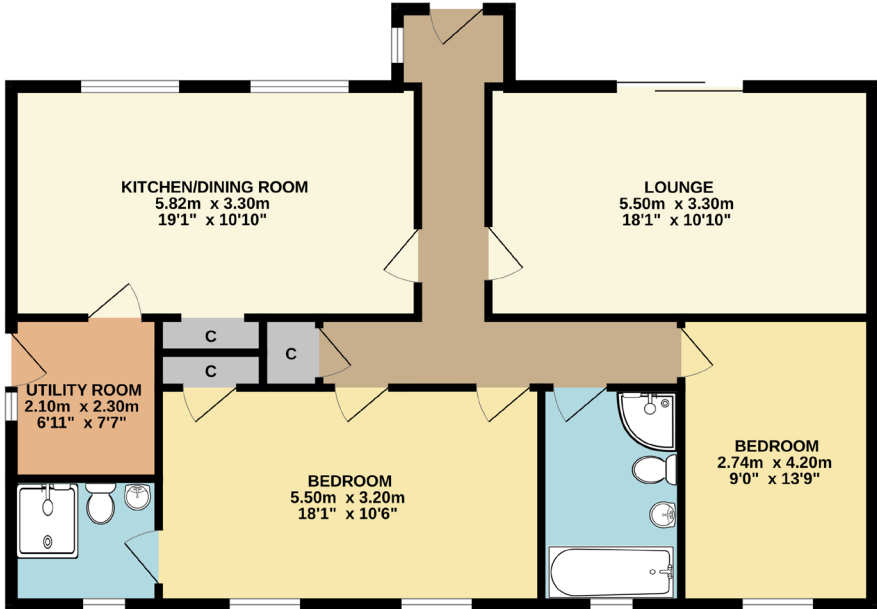
Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

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

Ref: SAK/LNM/PEACR01-02



GROUND 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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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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