




6 Doon Brae

Newton Stewart, DG8 6LQ



Large 5 Bedroom
detached house on
elevated site with views to
the Galloway Hills

Offers Over: £290,000 are invited

6 Doon Brae, Newton Stewart, DG8 6LQ



Key Features:

Elevated position with views to the Galloway Hills

Spacious family accommodation

5 double Bedrooms - 2 En-suite

Family Bathroom

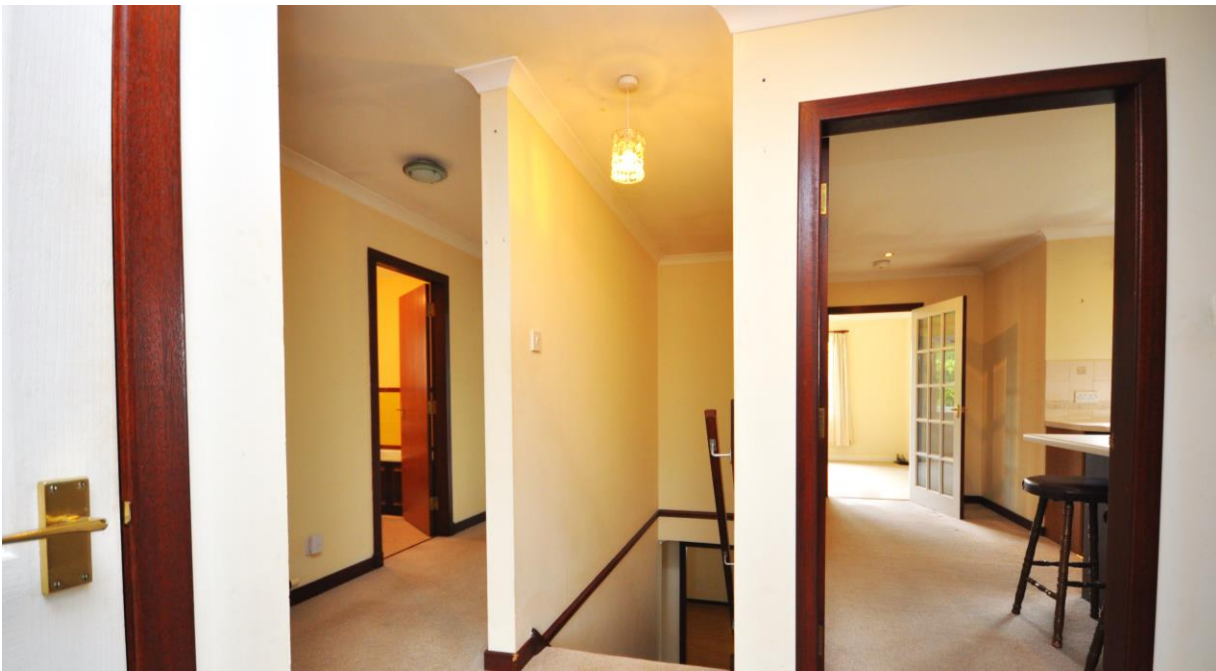
Washroom

Garage

Southeast facing Gardens

Convenient for town centre and amenities.





Property description

Located in a peaceful cul-de-sac of just 11 individually designed dwellings, no. 6 commands superb views over the town to the distant Galloway Hills, beautiful in both summer and winter with the snow glistening on the tops.

The 5 bedroomed house itself is very versatile having bathrooms on both floors, useful if you have elderly family or teenagers looking for their own space. The dining kitchen is complemented by a dining room and a lounge, separated by sliding doors enabling catering for larger groups (at Christmas for instance). Also on the upper floor are the main entrance, two bedrooms (one with an ensuite shower room), a spacious bathroom, a corridor leading to the internal entrance to the garage and the utility room. There are cupboards in the entrance hall and both bedrooms have built in wardrobes.

All the living areas have the same super views to the distant hills

The lower ground floor houses a further 3 bedrooms and a washroom. All the bedrooms are doubles with the largest bedroom sporting an ensuite with a jacuzzi bath. French windows from this room lead directly to an area of decking where, the owners tell us, they frequently enjoyed, on a fresh Spring morning, their first early morning coffee of the day.

The decking leads to the easily kept garden. At the end of the garden is an area of grassland owned and maintained by the Council. It was a pleasure to see the children, with their sledges, enjoying the Winter snow.





Property description

VESTIBULE

3'11" x 5'1" (1.19 x 1.54m approx) Bevelled glass panelled door.

ENTRANCE HALL

5'1" x 7'9" and 4'3" x 25'2" (1.54 x 2.36 & 1.3 x 7.67m approx) Storage cupboards, 2 radiators, hatch to insulated/part floored loft with easy access ladder. Carpeted stairs to lower level. Thermostat.

INNER HALLWAY

10'3" x 4'5" (3.22 x 1.35m approx)

BEDROOM 2

11'8" x 9'5" (3.56 x 2.85m approx) Front window, radiator, laminate flooring and double built in wardrobe.

GARAGE

9'8" x 17'2" (2.96 x 5.23m approx) Up and over door to front. Access to ...

UTILITY ROOM

9'4" x 6'4" (2.85 x 1.92m approx) Rear window, base units, wall shelf, plumbed for washer, gas fired central heating boiler. Sink and space for tumble dryer

DINING KITCHEN

17'2" x 8'10" and 6'10" (5.23 x 2.71 and 2.08m approx) Rear window, fully fitted kitchen with base and wall units, breakfast bar, plumbed for dishwasher, built in hob, oven and extractor, laminate flooring built in airing cupboard. Concealed lighting. Telephone socket. Radiator. Bevelled glass panelled door through to...

DINING ROOM

10'3" x 10'1" (3.14 x 3.08m approx) Large rear tilt window with superb views. Radiator, cornice and ceiling rose. Sliding glass panelled doors through to...

SITTING ROOM

13'3" x 14'7" (4.05 x 4.45m approx) Rear facing tilt windows with superb views. Cornice, ceiling rose, radiator. Timber mantle with polished marble inner and hearth and gas fire. Bevelled glass panelled door to Inner Hallway.

BATHROOM

7'4" x 8'9" (2.23 x 2.68m approx) Side window. Quality traditional style suite with WC, WHB and panelled bath. Wall tiling, extractor, radiator and ceiling light/heater.



BEDROOM 1

9'5" x 12'4" (2.85 x 3.76m approx) Double bedroom with front window, double built in wardrobe, radiator, laminate flooring. Door to...

EN-SUITE

6'4" x 8'9" (1.94 x 2.68m approx) Side window. White WC, WHB and large walk in shower cubicle with panelled walls, Mira electric shower. Ceiling extractor. Heated towel rail, radiator, ceiling light/heater and shelved recess.

LOWER LEVEL:

Carpeted stairs from the entrance hall lead down to the lower level accommodation.

HALLWAY

4' x 11'1" (1.23 x 3.38m approx) Smoke alarm, door to Vestibule.

VESTIBULE

4' x 5'8" (1.23 x 1.74m approx) Upvc door leading to decked patio area and garden. Bevelled glass door. Laminate flooring.

BEDROOM 3

12'10" x 13'5" (min)(3.92 x 4.1m approx) 2 deep storage cupboards, laminate flooring, sliding patio doors to private decked terrace. Radiator. Door to

EN-SUITE

7'6" x 5'6" (2.28 x 1.69 (min)approx) Tiled floor and walls, pine panelled ceiling with ceiling light heater, panelled Jacuzzi bath with shower attachment, WC and recessed WHB. Shaver light. Radiator. Extractor.

BEDROOM 4

10'3" x 13'3" (max)(4.05 x 3.12m approx) Large rear window, double built in wardrobe/storage cupboard. Radiator. Presently used as an art room.

BEDROOM 5

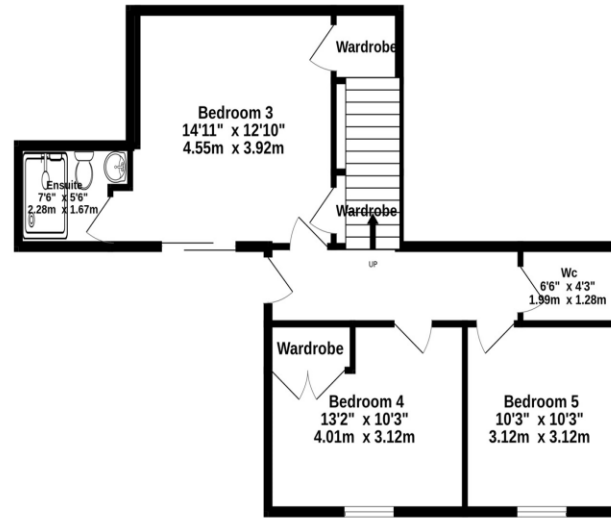
10'3" x 10'3" (3.12 x 3.12m approx) Rear window, laminate flooring. Currently used as an office. Radiator, power points, ceiling light

GARDEN GROUND

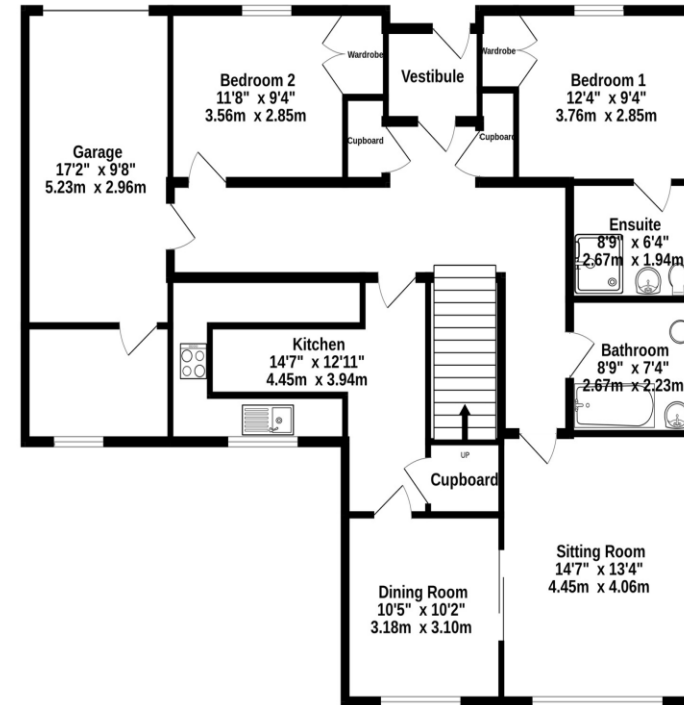
Front: Brick driveway to garage and pathway to front and sides. Cobbled effect parking area with access directly off the road. There is a secluded patio to the front with sandstone style paving, flower borders and shrubs. Steps lead around the side to the rear. Side gravelled area with timber garden shed. Outside lighting and tap.



Basement
611 sq.ft. (56.7 sq.m.) approx.



Ground Floor
1192 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout. Other items may be available through separate negotiation.

COUNCIL TAX

Band F

EPC RATING

C(76)

SERVICES

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

VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties 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.

