



32 Queen Street

Newton Stewart, DG8 6JL

Substantial, terraced town house within walking distance to all major amenities.

Offers Over: £160,000 are invited

32 Queen Street, Newton Stewart, DG8 6JL



1



4



2

Key Features:

- . Spacious family home
- . Two outbuildings
- . Gas fired central heating
- . Rear views over Galloway Hills
- . Full UPVC Double glazing
- . Enclosed garden
- . Convenient location
- . Walk in condition
- . 4 double bedrooms



**galloway & ayrshire properties**



## Property description

An opportunity arises to purchase a substantial, terraced-town house property with separate outbuildings within a convenient location in the picturesque town of Newton Stewart. Within easy reach of all major amenities, this property has gone under a full program of modernisation within and provides spacious accommodation over three levels. With many fine features to appreciate and bright décor throughout, comprising of a spacious lounge and modern dining kitchen and ground floor WC. There is also a separate utility space leading to access to the rear garden of ample size and ease of maintenance. The rear also provides views over the Galloway Hills & beyond. This property would make an ideal family home and viewing is to be thoroughly recommended.

With the property being of traditional construction under a tile roof as well as having outbuildings to the rear, the property is situated adjacent to other properties of varying style and set within its own generous area of well-maintained garden ground with shared side access. The upper levels of this property are able to accommodate two spacious double bedrooms and separate bathroom on the second floor. The third floor comprises of two double bedrooms as well as a separate shower room and open landing allowing for what is currently used as an office space. With the property also benefitting from two generous sized outbuildings, both with mains power, this allows for ample storage as well as a spacious workshop. A substantial family home in walk in condition.

Occupying a prime location, all major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. The surrounding area is one of natural beauty and there is an abundance of outdoor leisure pursuits within easy access including walking, fishing and excellent golfing facilities. Viewing of this most pleasant property is to be thoroughly recommended. The surrounding area has also been noted for its sites of historical interest. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach.





## Accommodation

### Entrance Hall

Front entrance via UPVC door into spacious hallway providing access to ground level accommodation as well as stairs providing access to upper-level accommodation.

### WC

Towards front of property, ground floor WC comprising of toilet, WHB and large double-glazed window.

Lounge 13'4" x 13' (4.07 x 3.97m)

Spacious lounge to the front of the property with large, double-glazed window, central heating radiator, built in storage and display recess. TV point also.

Dining kitchen 12'11" x 12'7" (3.95 x 3.84m)

Generous sized dining kitchen to rear with floor and wall mounted units. Stainless steel sink with mixer tap, large double-glazed window providing rear outlook. Integrated oven and hob with built in extractor, integrated dish washer as well as central heating radiator.

### Rear hall/ utility

Towards rear of property providing rear access to garden, open cloakroom and utility space currently housing washing machine and built in shelving.

### First Floor

Landing providing access to double bedrooms and bathroom with deep under stair storage cupboard and stairs to second floor.

Bedroom 1 13'3" x 12'11" (4.05 x 3.95m)

Spacious double bedroom with rear double-glazed window with deep sill and shelves below, built in shelved cupboard and central heating radiator.

Bedroom 2 13'3" x 12'11" (4.05 x 3.95m)

Spacious double bedroom with front double-glazed window, shelved recess and central heating radiator.

Bathroom 7'7" x 6'7" (2.31 x 2.01m)

Bright and modern bathroom with mains shower over bath, separate toilet and WHB as well as central heating radiator, tiled walls and large double-glazed window.



## Accommodation

### Second Floor

Spacious open landing providing access to second floor accommodation with loft hatch access also.

### Bedroom 3 13'5" x 9'6" (4.08 x 2.9m)

Top floor bedroom towards rear of property with double glazed dormer window, central heating radiator and coombed ceiling.

### Bedroom 4 13'5" x 9'6" (4.10 x 2.9m)

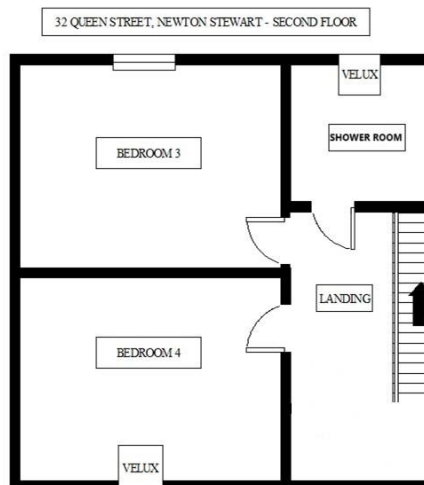
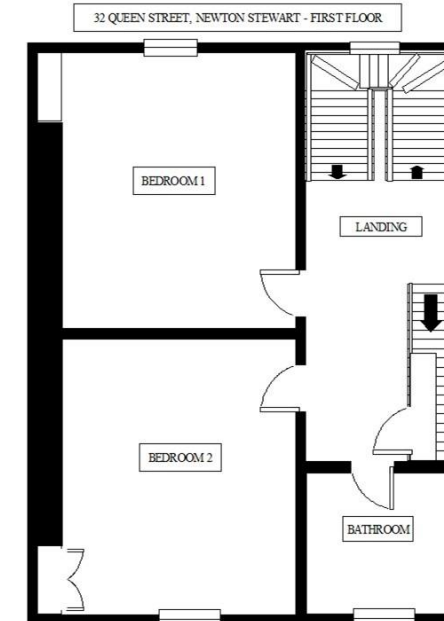
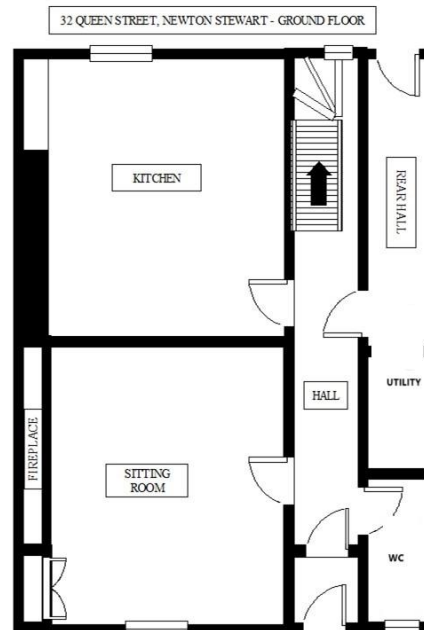
Top floor bedroom towards front of property Velux window, central heating radiator and coombed ceiling.

### Shower Room 7'8 x 6'5" (2.33 x 1.95m)

Recently installed shower room with walk in electric shower, separate toilet and WHB with splash panel boarding, central heating radiator and central heating radiator.

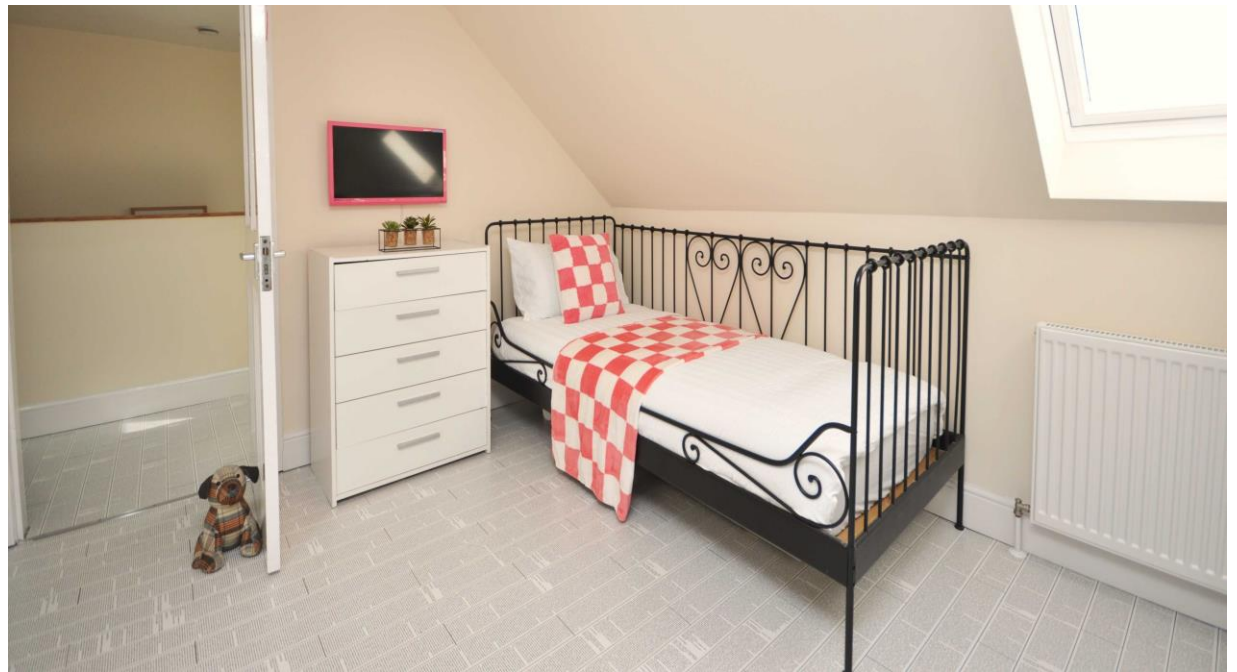
### Garden

Spacious rear garden which is easily maintained comprising of gravel area, paved pathway and patio area as well as two outbuildings, side access and views over Galloway Hills & beyond.



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. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





### 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 D

### EPC RATING

C(71)

### 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.

