



3 Brooke Gardens, Newton Stewart

DG8 6QR

Offers Over £180,000



3 Brooke Gardens

Newton Stewart, DG8 6QR

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.

Council Tax band: D

Tenure: Freehold

- Detached bungalow
- Well sought after location
- Three bedrooms
- Generous garden grounds
- Gas fired central heating
- Extended to the rear
- Open plan dining kitchen
- Off road parking



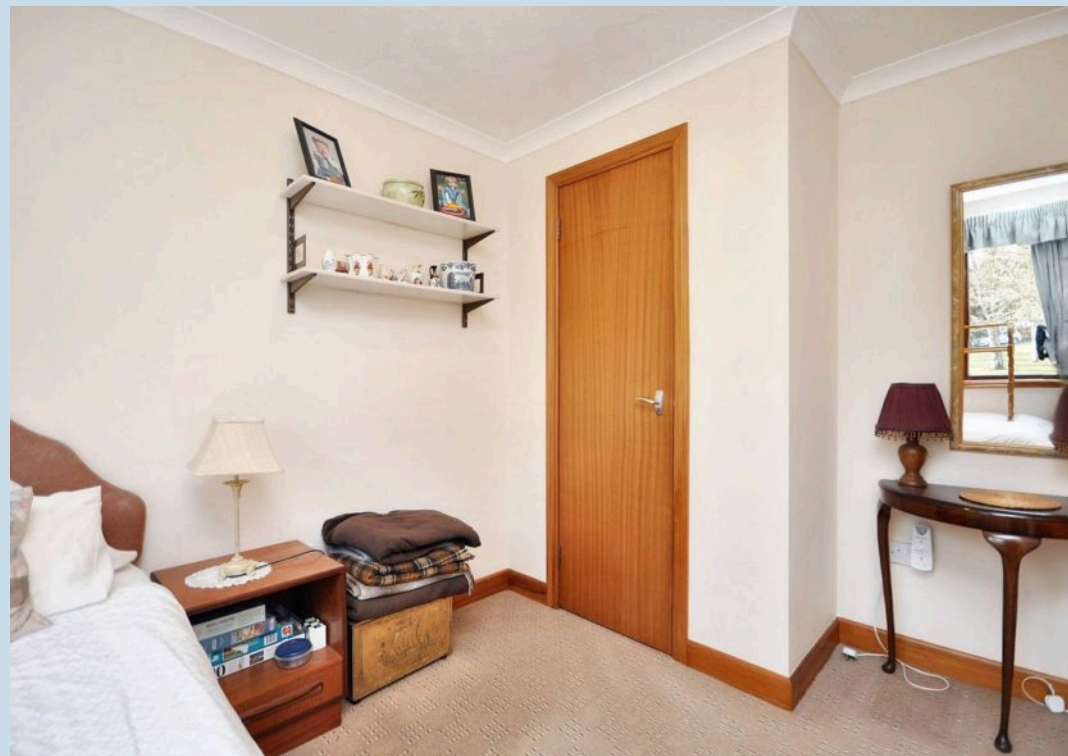




Introducing a charming detached bungalow, situated in a well sought after location, offering an ideal blend of comfort and convenience. Stepping through the front door, you are greeted by a warm and inviting atmosphere that resonates throughout the property. This delightful bungalow boasts three spacious bedrooms, providing ample accommodation for a variety of needs. The property has been meticulously designed to offer a seamless flow between the living areas, creating an environment that is perfect for both relaxing and entertaining. The heart of the home lies in the open plan dining kitchen, a beautifully presented space that has been thoughtfully designed with modern appliances, sleek cabinetry, and stylish finishes. The property has been extended to the rear, further enhancing the living space and offering a versatile area that can be tailored to suit individual requirements.

Outside, the property benefits from generous garden grounds, providing a tranquil retreat where one can relax and unwind in privacy. The well-maintained grounds offer plenty of potential for outdoor activities, whether it be al fresco dining, gardening, or simply enjoying the fresh air. Additional features of the property include gas fired central heating, ensuring a warm and comfortable environment all year round, and off road parking for added convenience. In summary, this detached bungalow presents a wonderful opportunity to acquire a property in a highly desirable location. With its three bedrooms, generous garden grounds, modern amenities, and stylish design, this property is sure to appeal to those seeking a home that combines comfort, functionality, and elegance.







Kitchen

11' 2" x 9' 5" (3.41m x 2.88m)

Fully fitted modern kitchen with both floor and wall mounted units to include an integrated stainless steel sink and mixer tap, ceramic hob as well as integrated electric fan oven and microwave. Integrated fridge freezer as well as integrated dish washer. Double glazed window to the rear as well as open plan access to dining space towards front of property.

Breakfast Room

10' 6" x 9' 5" (3.19m x 2.88m)

Towards front of property accessed off of kitchen, a bright and well proportioned dining space with large double glazed window providing front outlook as well as central heating radiator.

Dining room/ Office

11' 2" x 8' 5" (3.41m x 2.56m)

Open plan dining room currently used as office/ study with central heating radiator as well as providing open plan access to rear lounge and access to rest of living accommodation.

Lounge

14' 3" x 10' 6" (4.34m x 3.19m)

Part of the extension to the rear, a bright and spacious lounge with two double glazed windows as well as double glazed patio sliding doors to the rear allowing for rear garden access. Central heating radiator as well as TV point also.

Hallway

Front entrance porch leading into open hallway providing access to full living accommodation with central heating radiator and built in storage.

Shower Room

7' 8" x 5' 10" (2.33m x 1.78m)

Bright and modern wet room style walk in mains shower with separate toilet and WHB with fitted cabinets. Modern heated towel rack and splash panel boarding as well as double glazed window to the rear.



Master Bedroom

11' 2" x 9' 1" (3.41m x 2.78m)

Spacious double bedroom to the rear with large double glazed window providing rear outlook over garden grounds as well as central heating radiator. Spacious built in wardrobe also.

Bedroom

9' 1" x 8' 2" (2.78m x 2.48m)

Double bedroom towards front of property with large double glazed window providing front outlook as well as central heating radiator.

Bedroom

10' 6" x 8' 5" (3.19m x 2.56m)

Double bedroom towards front of property with large double glazed window providing front outlook as well as central heating radiator and built in storage.

Rear Garden

Spacious garden to the rear comprising of paved patio area as well as planting borders and border hedging. Large gravel borders and shrubbery as well as detached outside garden storage with UPVC door and side glazed window.

Front Garden

Spacious front garden with large well maintained lawn as well as gravel driveway for off road parking , planting borders, planted tree and fenced border with paved pathway leading to front entrance of property.

DRIVEWAY

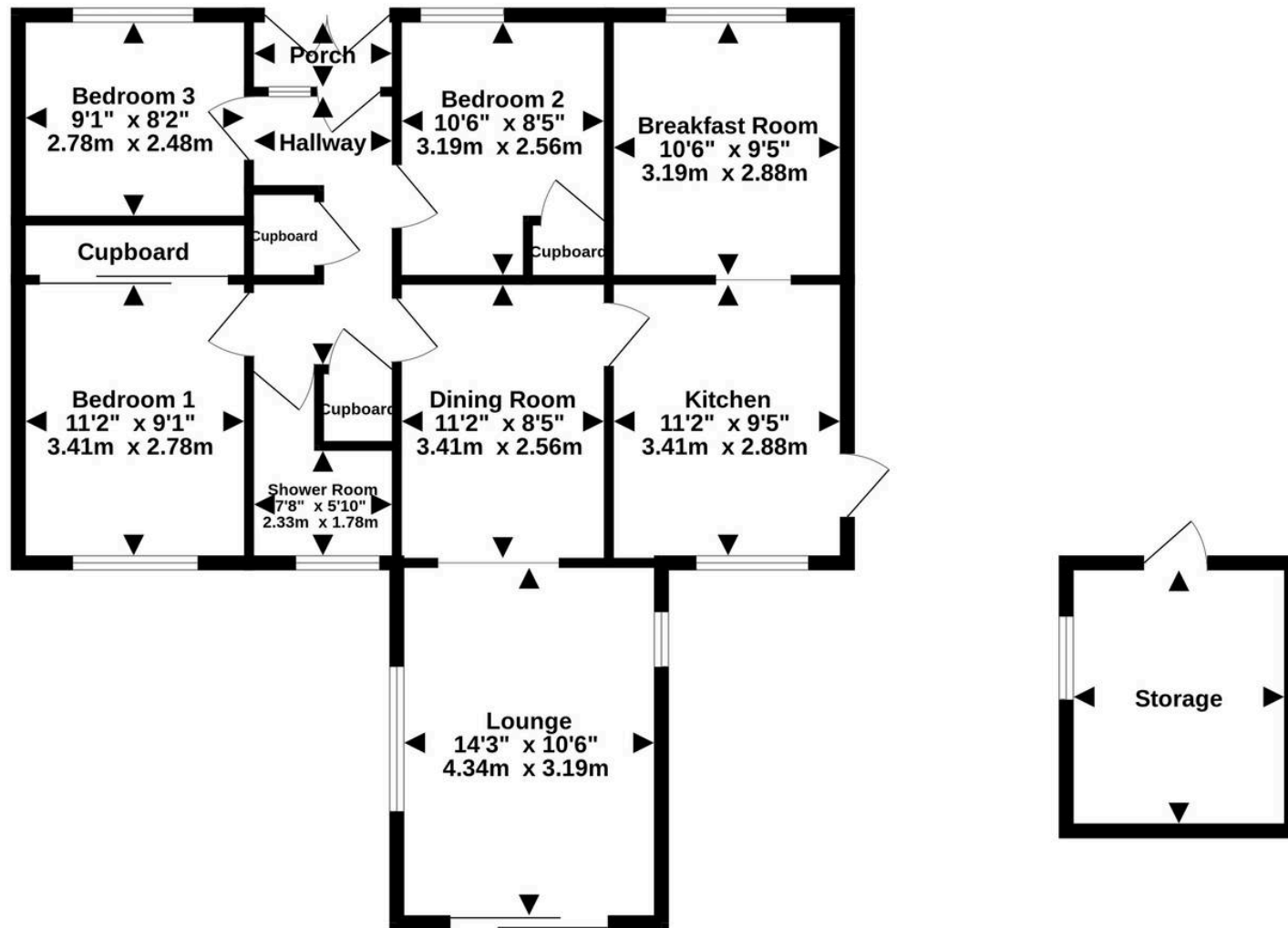
3 Parking Spaces

Large gravel driveway to front of property allowing off road parking for multiple vehicles.





Ground Floor
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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