



12 & 12A Dashwood Square, Newton Stewart

DG8 6EQ

Guide Price £100,000



12 & 12A Dashwood Square

Newton Stewart

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.

Council Tax band: A

Tenure: Freehold

- Recently refurbished apartments
- Walk in condition throughout
- Ideal buy to let investment
- Convenient location
- Two separate one bedroom apartments
- Newly installed integrated appliances
- Modern electric heating

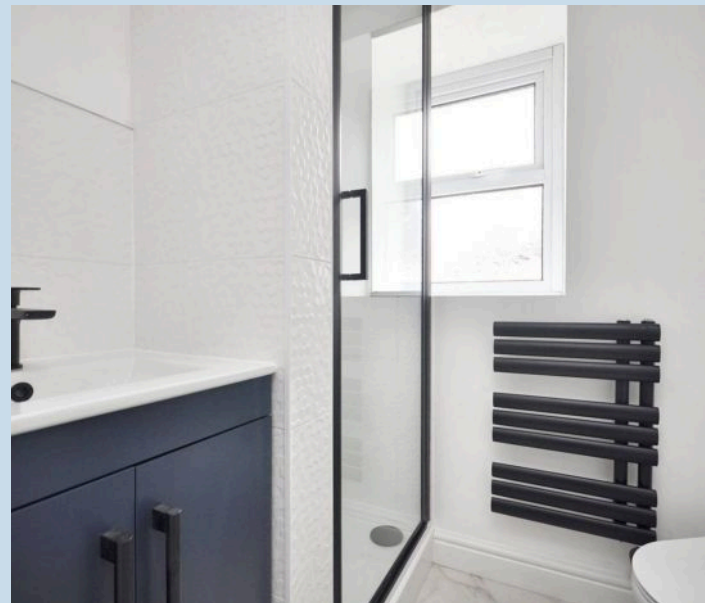




12 & 12A Dashwood Square

Newton Stewart

Introducing a prime opportunity for investors, these recently refurbished 1-bedroom flats offer unparalleled convenience and modern living. In a sought-after location, these walk-in condition apartments boast newly integrated appliances and contemporary electric heating. With their ideal buy-to-let potential, these two separate flats present a lucrative investment prospect for those seeking a hassle-free transaction. Enjoying a convenient location, this property caters to those looking for both comfort and style, making it a standout choice in the market. There is also a generous courtyard space to the rear, exclusively accessible to the ground floor flat, providing ample outdoor space.



Ground floor flat

Dining Kitchen

Newly installed kitchen and dining area, fitted with both floor and wall mounted units. Comprising of integrated electric fan oven, composite sink with mixer tap as well as integrated fridge freezer. Timber framed single glazed windows to front with inner secondary glazing as well as built in storage and electric wall heaters. Access via UPVC storm door.

Bedroom

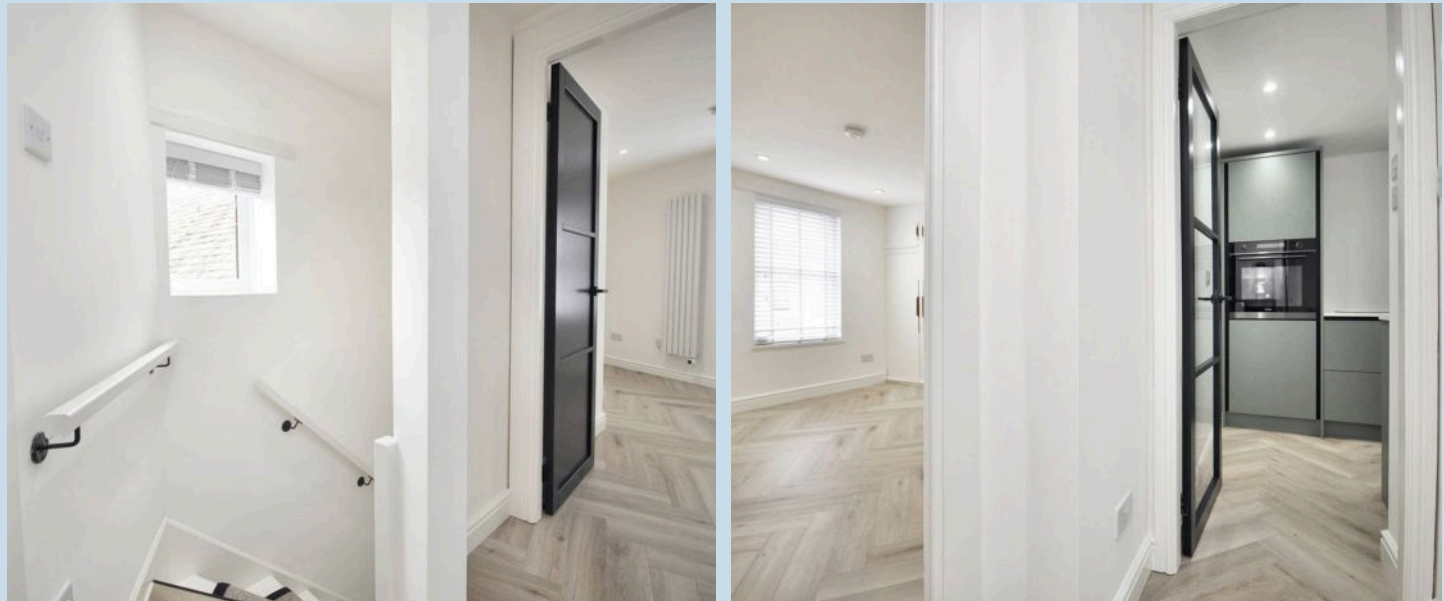
Well proportioned bedroom towards rear of property with UPVC double glazed window to rear as well as generous built in storage and electric wall heater.

Shower Room

Newly installed bright and modern shower room with walk in shower cubicle, wall mounted WHB with fitted cabinets and separate toilet and wall mounted heated towel rack. UPVC double glazed window also.

Garden

Part of the ground floor flat, a generous court yard space to the rear providing ample rear outside space.





First floor flat

Lounge

Bright and spacious lounge on the upper floor with timber framed single glazed window to the front with inner secondary glazing as well as generous built in storage and electric wall heater.

Kitchen

Newly installed kitchen, fitted with both floor and wall mounted units comprising of an integrated electric fan oven and ceramic hob, composite sink with mixer tap as well as integrated fridge freezer. UPVC double glazed window to rear.

Bedroom

Double bedroom on the upper level with generous built in storage as well as timber framed single glazed window to front with inner secondary glazing and electric wall heater.

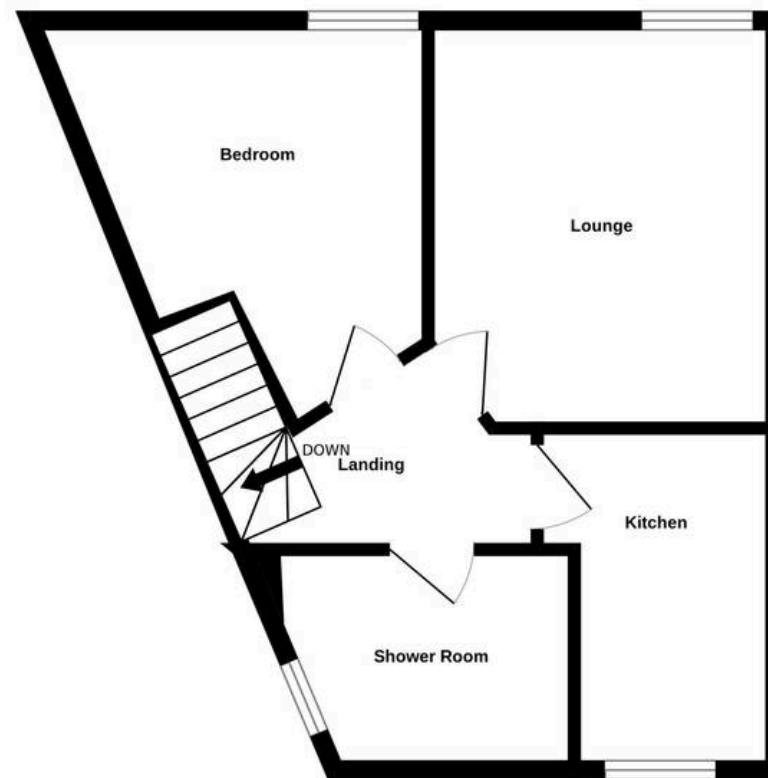
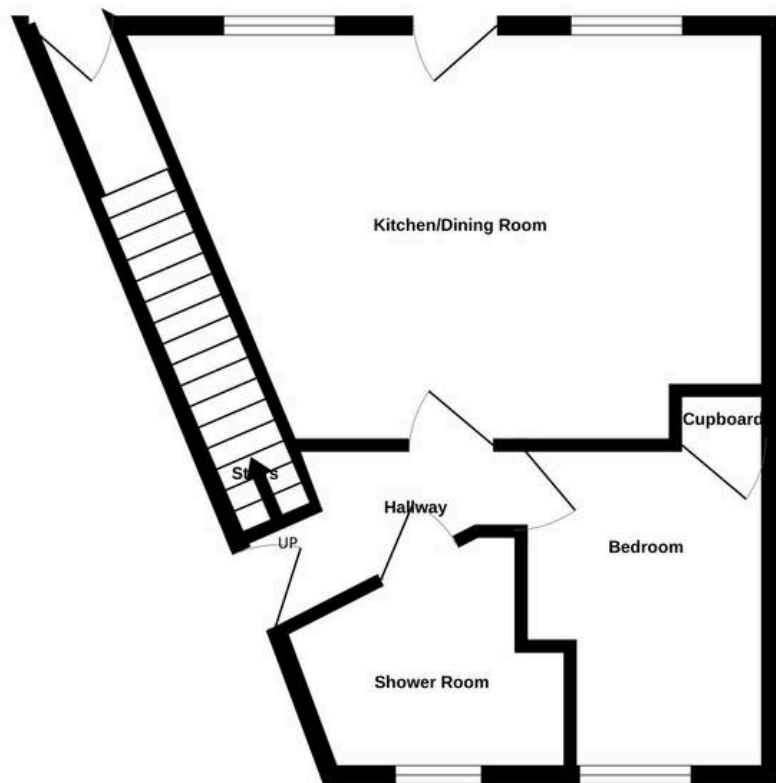
Shower Room

Newly installed bright and modern shower room on the upper floor with walk in shower cubicle, wall mounted WHB with fitted cabinets and separate toilet and wall mounted heated towel rack. UPVC double glazed window also.











Galloway & Ayrshire Properties

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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.

