



2 Kevan Terrace York Road, Newton Stewart

DG8 6HN

Guide Price £110,000

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Newton Stewart, DG8 6HN

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. The pretty coastal villages of the Isle of Whithorn and Garlieston are within easy reach and where there are further facilities for boating and sea fishing. The well-known Book Town of Wigtown is only 7 miles distant and a wider range of facilities, including larger supermarkets and secondary schools, can be found in Newton Stewart and Stranraer (25 miles).

- Mid terraced property
- Well sought after location
- Two double bedrooms
- Spacious and modern kitchen
- Multi fuel burning stove
- Fully double glazed
- Close to primary and secondary schooling
- Ideal first time purchase
- Off road parking

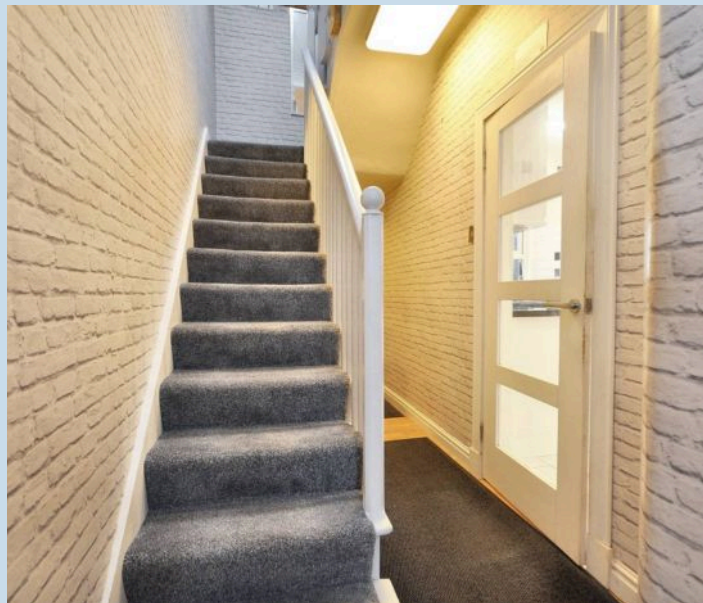


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Placed in a well sought-after location, this charming 2-bedroom mid-terraced house presents an ideal first-time purchase opportunity. Boasting a spacious and modern kitchen, two double bedrooms, and a cosy multi-fuel burning stove, this property offers comfort and style. Fully double glazed, it ensures warmth and tranquillity. Conveniently close to primary and secondary schooling, this residence caters to family needs effortlessly. The integral off-road parking adds to the convenience.

In the fully enclosed garden grounds, mature planting borders and gravel borders enhance the ambience, while concrete paved pathways lead to a timber shed and a garden room, creating a serene retreat for relaxation. A greenhouse stands ready for gardening enthusiasts, while boundary timber fencing ensures privacy and security. To the front, a concrete paved driveway provides additional off-road parking, completing this property with practicality and charm.



Hallway

Front entrance via UPVC storm door into hallway giving access to full living accommodation as well as stairs leading to upper level living space. Electric night storage heater as well as under stairs storage.

Lounge

13' 2" x 11' 3" (4.02m x 3.44m)

Bright and spacious lounge to front of property with large double glazed window providing a front outlook as well as a feature fireplace currently housing a multi fuel burning stove. Electric night storage heater also.

Kitchen

11' 6" x 11' 5" (3.50m x 3.48m)

Generous sized kitchen to rear property, fully fitted with both floor and wall mounted units comprising of a composite sink with flexi hose mixer tap, integrated electric fan oven and integrated microwave. Separate ceramic hob with built in extractor as well as double glazed window to the rear.

Shower Room

7' 5" x 5' 10" (2.25m x 1.77m)

A ground floor shower room to the rear of property comprising of walk in shower cubicle with tiled walls as well as separate WC & WHB with double glazed window to the rear and wall mounted cabinets.

Bedroom

11' 5" x 9' 11" (3.47m x 3.02m)

A generous sized double bedroom on the upper floor to rear of property with double glazed window providing rear outlook over garden grounds and beyond as well as electric night storage heater and generous built in storage.





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Bedroom

11' 5" x 9' 11" (3.47m x 3.02m)

A generous sized double bedroom on the upper floor to rear of property with double glazed window providing rear outlook over garden grounds and beyond as well as electric night storage heater and generous built in storage.

Bedroom

16' 7" x 11' 3" (5.06m x 3.44m)

A generous sized double bedroom on the upper floor to front of property with double glazed window to front as well as an electric night storage heater and generous built in storage.



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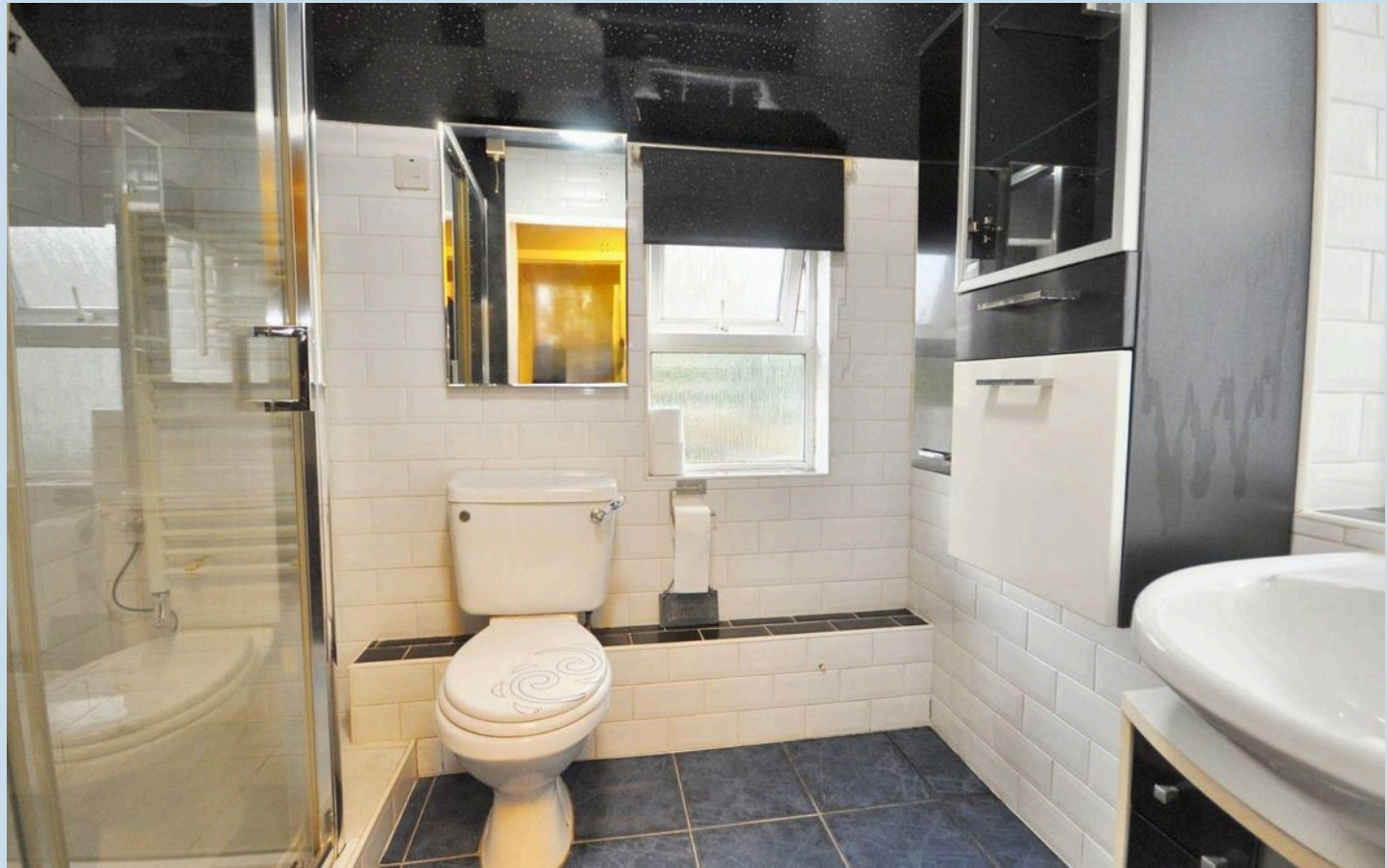
Garden

Fully enclosed and generous garden grounds to the rear boasting mature planting borders and gravel borders as well as concrete paved pathways stretching down to a timber shed and garden room as well as greenhouse and boundary timber fencing.

DRIVEWAY

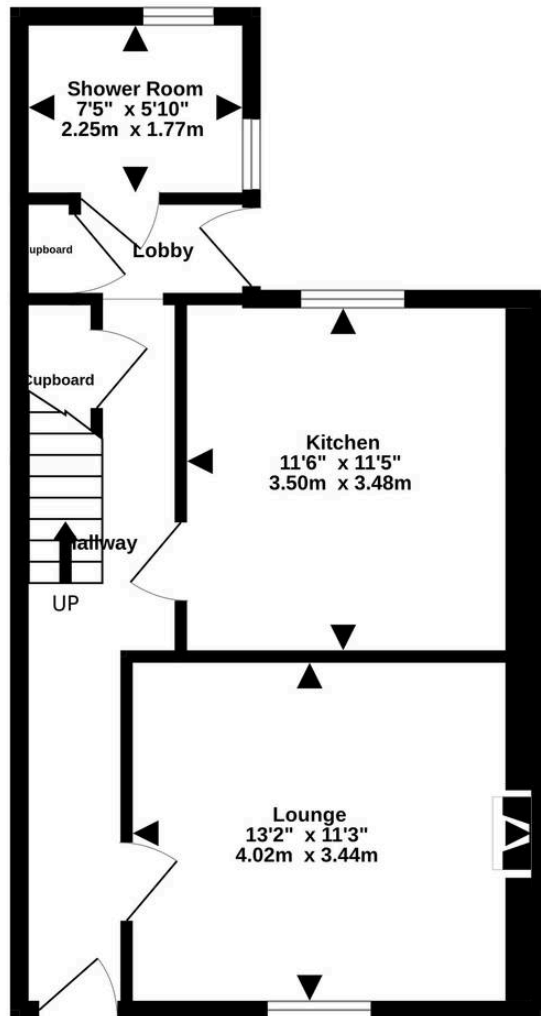
1 Parking Space

Concrete paved driveway to front of property providing off road parking.

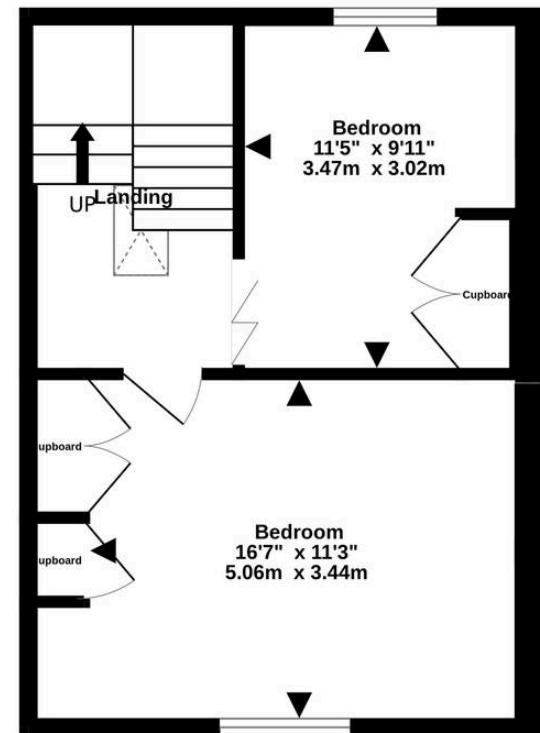




Ground Floor
425 sq.ft. (39.5 sq.m.) approx.



1st Floor
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

Conditions of sale It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

COUNCIL TAX Band B **EPC RATING** D(57)

SERVICES

Mains electricity, water & drainage.

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.

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.

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. Presale 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.

