



**2 Dashwood Cottages Goods Lane, Newton Stewart**

DG8 6EH

**Offers Over £45,000 are invited.**



## 2 Dashwood Cottages Goods Lane

Newton Stewart, DG8 6EH

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).

- Upper floor self catering flat
- Two bedrooms
- Town centre location
- Walking distance to all amenities
- Spacious accommodation
- Open plan dining kitchen
- Potential buy to let investment
- Ideal first time purchase





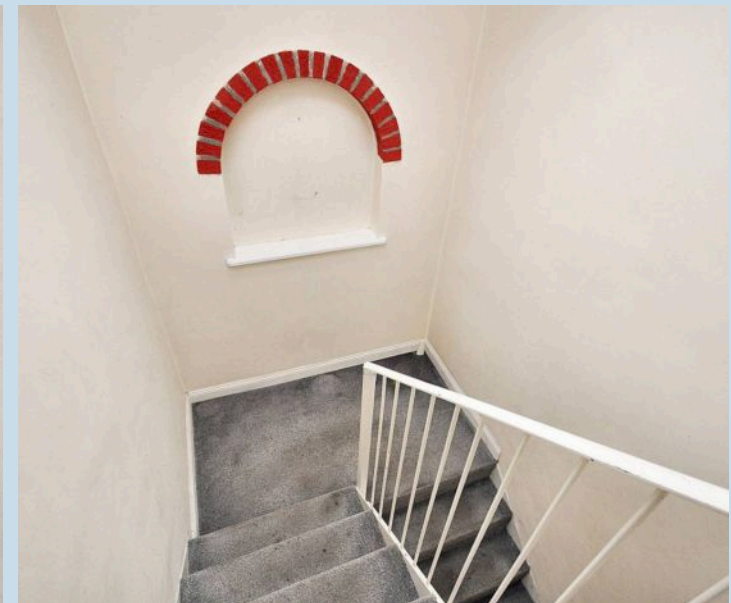
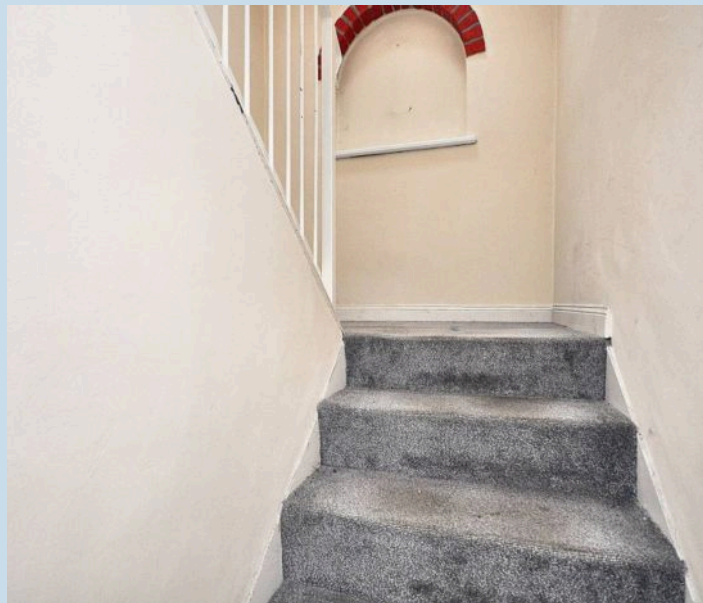
## 2 Dashwood Cottages Goods Lane

Newton Stewart, Newton Stewart

Located in the heart of the town centre, this spacious upper floor flat offers a superb opportunity for both first-time buyers and investors alike. The well-presented accommodation comprises two generously sized bedrooms, making it ideal for a range of lifestyles. The open plan dining kitchen provides a sociable space for entertaining and every-day living, with ample room for a dining table and modern appliances. With its self-catering layout and practical design, the property is perfectly suited for those seeking convenience and comfort. The flat's central location places all local amenities, shops, and transport links just a short walk away, ensuring everything you need is always within easy reach. This property also presents excellent potential as a buy to let investment, with strong demand for rental accommodation in this sought-after area.

Outside, residents benefit from the convenience of parking bays located directly opposite the property, providing hassle-free parking in the bustling town centre. The proximity of these bays ensures you are never far from your front door, adding to the ease of daily living. With its prime location and thoughtful features, this delightful flat offers an appealing combination of comfort, practicality, and investment potential. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Upper floor self catering flat
- Two bedrooms
- Town centre location
- Walking distance to all amenities
- Spacious accommodation





### Entrance Hallway

Radiator. Cloak rail. Carpet. Carpeted stairs with half landing and feature arched skylight window.

### Dining Kitchen

19' 11" x 15' 11" (6.08m x 4.84m)

Bright open plan design with range of base units, recessed store with central heating boiler, plumbed for washer, dark worktops, Built in electric oven and ceramic hob. Side and Velux windows. Recessed dining area with radiator and dormer style window.

### Lounge

13' 7" x 8' 11" (4.15m x 2.72m)

Bright lounge area with dormer style window, TV point, down lighting and radiator.

### Bedroom

15' 11" x 10' 11" (4.84m x 3.34m)

Front and rear skylight windows, fully combed ceiling. Radiator, TV point and down lighting.

### Bedroom

13' 7" x 6' 11" (4.15m x 2.12m)

Single bedroom with skylight window, built in shelving, radiator and down lighting

### Shower Room

8' 5" x 6' 11" (2.56m x 2.12m)

Modern fittings WHB with tiled shelving unit, WC and shower cubicle with direct shower, chrome radiator, tiled floor, down lighting and extractor.

### Outside Store

There is a lockable store to the side of the front door shared with ground floor property.

### Allocated parking

1 Parking Space

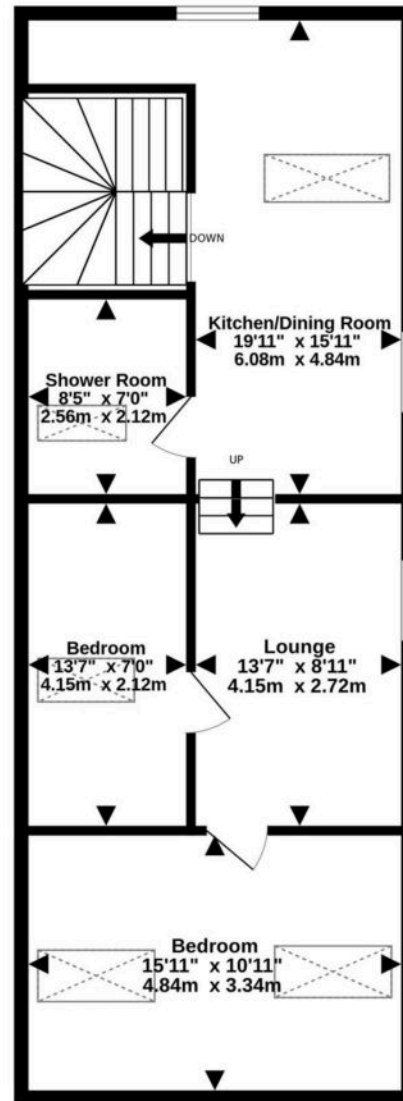
Parking bays available opposite the property.







Ground Floor  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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. This property will be sold as seen.

**COUNCIL TAX** Band A **EPC RATING** D(64)

## 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

