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Solicitors & Estate Agents



GARDEN HOUSE

VIEWHILLS ROAD, NEWTON STEWART, DG8 6JA

Spacious well-presented detached family home located in a quiet location a short distance away from all local amenities and enjoying an elevated position with fine views and generous garden. Viewing highly recommended.

Accommodation:

Ground Floor:

Reception Hallway
Living Room
Open Plan Kitchen / Dining / Family Room
Bathroom
3 Double Bedrooms

First Floor:

Double Bedroom
Master Bedroom with Ensuite & Walk-in
Dressing Room
Family Room/Bedroom with Ensuite

Outside:

Garage
Garden



Garden House is a well-positioned and 5/6 bed roomed detached home, located in a quiet residential location a short distance away from all local amenities. This delightful family home benefits from spacious and flexible accommodation whilst enjoying an elevated position with fine views and generous garden.

Newton Stewart is a busy Galloway market town set on the banks of the River Cree in a genuinely rural area and regarded by many as the gateway to the Galloway hills. There is a museum, leisure centre, post office, banks, cinema and a wide range of shops, offices, businesses, hotels and restaurants.

The area has a wide range of sport and outdoor activities with opportunities to take shooting in the area, fishing on the nearby rivers, golf, and with an extensive range of walks and cycle paths.

ACCOMMODATION

Entered from front garden through uPVC obscure glazed door into:-

RECEPTION HALLWAY

3.50m x 4.27m (lengthening to 4.9m x 1.23m)

Spacious reception hallway with doorways leading off to all ground floor accommodation. Radiator with thermostatic valve. Recessed LED ceiling spotlights. Ceiling light. Ceiling cornicing. Large under stairs storage cupboard. . One further built in cupboard providing useful additional storage

with coat hooks housing RCD consumer unit and electric meter. Smoke alarm. Wood effect vinyl flooring. Carpeted staircase with wooden handrail and banister leading to first floor level.

LIVING ROOM 6.32m x 4.36m

Bright and airy reception room with dual aspect uPVC double glazed windows to front and side enjoying fine views across the garden to the Galloway Hills beyond. Feature gas fireplace with marble hearth and surround with wooden mantel above. TV aerial point. Wall lights. Radiator with thermostatic valve. Carpet.

'L' SHAPED OPEN PLAN KITCHEN / DINING/ FAMILY ROOM

6.16m at widest x 8.70m

Light and spacious room ideal for modern living. Ceiling spotlights. Ceiling cornicing. Tiled effect vinyl floor.

Kitchen area

3.56m x 3.17m

Good range of white shaker style fitted kitchen units. Laminate work surfaces and splashbacks. Stainless steel 1½ bowl sink with mixer tap above. 4 burner gas fired hob with stainless steel splashback. Stainless steel extractor chimney hood above. Neff electric double integrated oven. Candy integrated under counter fridge. Bosch integrated dishwasher. uPVC double glazed picture window to rear. Door leading into reception hallway. Doorway leading into utility room.

Dining / Family Room area 8.70m x 3.44m

Generous dining / family room area with ample space for dining table and chairs as well as sofa/snug area. uPVC double glazed tilt and turn window with curtain pole and curtains overlooking garden. Further uPVC double glazed picture window to rear. uPVC double glazed French doors leading out to patio. 3 Radiators with thermostatic valves. Door leading into reception hallway.

UTILITY ROOM

Accessed directly from the kitchen and garden. Wall mounted kitchen cupboards with laminate work surfaces below. Plumbing for washing machine and space for tumble dryer. Space for freestanding fridge freezer. Worcester gas fired boiler. uPVC door leading out to rear garden with uPVC double glazed window to side. Ceiling light. Ceiling cornicing. Ceramic tiled floor. Doorway opening into walk-in cupboard with built in shelving (0.82m x 1.39m).

BATHROOM

2.55m x 3.72m

Contemporary bathroom comprising of modern vanity unit with inset wash hand basin with mixer tap and W.C. Backlit wall mounted mirrored bathroom cabinet. Contemporary bath. Large walk-in shower cubicle with mains shower and monsoon rainfall shower head with separate shower attachment. Respatex style wall panelling on all walls. Extractor fan. Recessed LED spotlights. uPVC obscure double glazed window to rear with roller blind. Chrome heated towel rail. Anti-slip vinyl floor.



DOUBLE BEDROOM 1 (front facing)**4.15m at widest (narrowing to 3.38m) x 2.84m**

uPVC double glazed window with roller blind overlooking garden. Ceiling cornicing. Ceiling light. Built-in double wardrobe with hanging rail and shelving providing useful additional storage. Radiator with thermostatic valve. Fitted carpet.

DOUBLE BEDROOM 2 (rear facing)**4.77m x 2.89m (lengthening to 3.73m)**

uPVC double glazed tilt and turn window to rear. Ceiling cornicing. Ceiling light. Built-in double wardrobe with shelving. Radiator with thermostatic valve. Fitted carpet.

DOUBLE BEDROOM 3 (front facing)**4.14m x 2.91m**

uPVC double glazed with roller blind overlooking front garden. Ceiling cornicing. Ceiling light. Built-in double wardrobe with hanging rail and shelving. Radiator with thermostatic valve. Fitted carpet.

Carpeted staircase with wooden handrail and banister leading to first floor level

First Floor Level

**LANDING****6.83m x 2.02m**

Bright and spacious first floor landing with doors leading off to remaining bedrooms and family room. Radiator with thermostatic valve. Smoke alarm. Ceiling light. Partially coombed ceiling. Velux window to front with fine views across to Galloway Hills. Carpet.

DOUBLE BEDROOM 4 (right hand side)**5.02m at widest (narrowing to 3.96m) x 4.07m**

Partially coombed ceiling. Ceiling light. uPVC double glazed picture with fine views across the garden to the Galloway Hills beyond with curtain track and curtains. Radiator with thermostatic valve. Built in wardrobe with partially coombed ceilings and shelving. Carpet.

MASTER BEDROOM WITH ENSUITE AND WALK-IN DRESSING ROOM**5.74m x 4.10m**

Bright spacious master bedroom the dual aspect uPVC double glazed windows to front and side with curtain tracks and curtains provide fine views across the garden to the Galloway Hills beyond. Radiator with thermostatic valve. Carpet. Doorways leading into walk-in wardrobe and en-suite. Wall lights. Ceiling light. Partially coombed ceiling.

Walk-in Dressing Room**0.95m x 2.10m (narrowing to 1.40m)**

Partially coombed ceiling. Loft access hatch. Ceiling light. Built-in shelving and hanging rails. Fitted carpet.

**Ensuite****3.47m x 1.81m**

Contemporary ensuite bathroom with white wash hand basin and W.C. inset into modern vanity unit with wood effect laminate work surfaces. Backlit bathroom cabinet. White bath with mixer tap and shower attachment. Respatex style wall panelling on all walls. Chrome heated towel rail with thermostatic valve. Extractor fan. Recessed ceiling spotlights. Partially coombed ceiling. Velux window. Anti-slip vinyl floor.



FAMILY ROOM/BEDROOM WITH ENSUITE**7.35m x 4.05m**

2 uPVC double glazed windows to front. Partially coombed ceiling. Loft access hatch. 2 Built-in wardrobes with shelving. Recessed ceiling spotlights. 2 Radiators with thermostatic valve. Carpet. Doorway into:-

Ensuite**2.25m x 1.70m**

Contemporary shower room with suite of white wash hand basin inset into vanity unit. W.C. Large shower cubicle with monsoon rainfall shower head. Partially coombed ceiling. Velux window. Backlit bathroom mirror. Respatex style wall panelling on all walls. Chrome heated towel rail. Shaver point. Anti-slip vinyl floor

OUTSIDE**GARDEN**

This delightful family home is well positioned in a generous wrap round garden. A sweeping mono-blocked driveway provides ample parking for a number of cars or motor home. Immediately adjacent the kitchen is a generous terraced area with steps leading down to a further large patio area, ideal for entertaining and alfresco dining which overlooks the garden towards the Galloway hills.

A formal lawned area is bordered by a number of well-established flower beds that are stocked with a variety of mature shrubs and perennials providing interest and colour all year round.

GREENHOUSE**WOODEN GARDEN SHED****GARAGE 4.88m x 5.88m**

Built-in shelving. Hard wood window to side. Fluorescent strip lights. Ceiling lights. Concrete floor. Up and over garage door. Boarded out attic providing extensive storage space.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is [INSERT RATING]

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting our office.

GENERAL ENQUIRIES, VIEWING & OFFERS

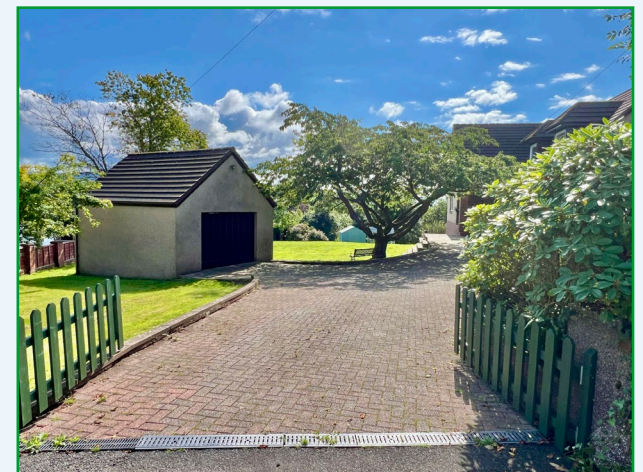
We are able to offer interested parties a virtual reality walk through tour of the property. If you follow the link to our website <https://www.williamsonandhenry.co.uk/property/> and then click on the name of this property, on the right hand side of the page you will find an option to "REQUEST VIDEO TOUR". All you need to do is complete a few simple details and you will then be able to access the tour."

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk).

Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/MOORC01-01

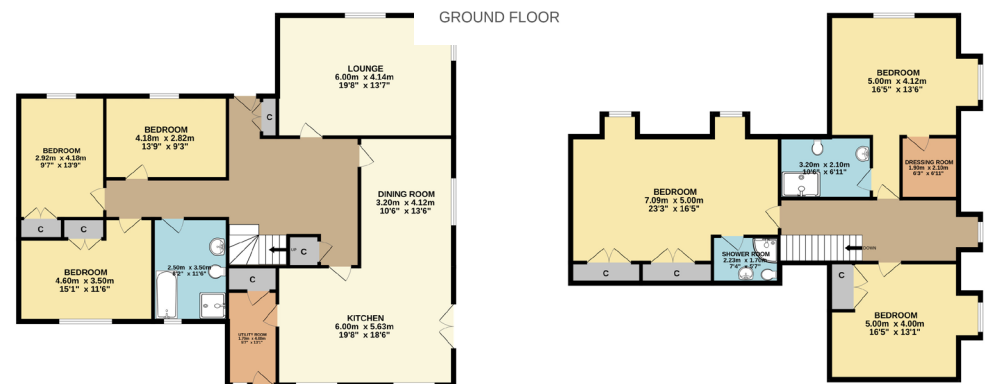




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