

W  
&  
H

WILLIAMSON  
& HENRY  
Solicitors & Estate Agents





# 13 GLEBE CRESCENT,

NEWTON STEWART, DG8 6LP

Three bedroom semi detached house in popular residential area a short distance away from all local amenities.



## Accommodation:

### Ground Floor:

Entrance Vestibule  
Reception Hallway  
Sitting Room  
Dining Kitchen  
Rear Hallway  
Conservatory  
Bathroom  
Single Bedroom

### First Floor:

2 Double Bedrooms  
W.C.

### Outside:

Front & Rear Garden

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)



13 Glebe Crescent is a well-proportioned semi-detached home located within a popular residential development on the edge of Newton Stewart benefits from a generous garden and off street parking.

Although in need of some modernisation the property benefits from well-proportioned rooms which offer a degree of flexibility. Indeed a number of similar properties in the same development have been re-configured or extended to suit the needs of their owners.

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, bank, 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 a uPVC obscure glazed door with uPVC obscure glazed side panel into:-

**ENTRANCE VESTIBULE**      **1.09m x 1.92m**  
Tiled floor. Step up into:-

**RECEPTION HALLWAY**      **3.95m x 1.77m (at widest narrowing to 0.88m)**  
Entrance from inner vestibule through a wooden 15 pane glazed door. Dimplex night storage heater. Electric meter and consumer unit. Understairs storage cupboard with coat hooks and further dual-rate electric meter in cupboard. Double glazed wooden hardwood window to front with blind. Ceiling light. Carpet. Carpeted staircase with painted wooden handrail to first floor level. Doorways leading off to sitting room, single bedroom and bathroom.

**SITTING ROOM**      **3.29m x 4.28m (at widest narrowing to 3.86m)**  
Bright spacious sitting room. Large hard wood picture window to front with blinds, curtain track and curtain poles. Dimplex night storage heater. Ceiling light. TV aerial point. Fitted Carpet. Wooden door leading into:-

**DINING KITCHEN**      **5.26m x 2.83m**  
Good size dining kitchen in need of some modernisation. Fitted kitchen units with laminate work surfaces. Stainless steel sink with drainer to side and taps above. Hard wood window to rear overlooking garden with blinds. Wooden glazed sliding door leading to conservatory. Dimplex night storage heater. Wood panelled walls. 2 fluorescent strip lights. Tile effect vinyl floor. Doorway leading to:-

**REAR HALLWAY**      **0.85m x 1.75m**  
Ceiling light. Concrete floor. Cupboard area housing hot water tank with built-in shelving (0.84m x 1.14m). uPVC obscure glazed door to garden.

**CONSERVATORY**      **2.99m x 2.91m**  
Step down from dining kitchen. uPVC double glazed windows on three sides with doors. Polycarbonate roof. uPVC door leading to rear garden. Vinyl tiled floor.

**BATHROOM**      **2.91m x 1.68m**  
White wash hand basin, W.C. and bath with Triton electric shower. Electric halogen heater. Tiles splashbacks. Wooden obscure glazed window into entrance vestibule. Ceiling light. Vinyl floor.

**SINGLE BEDROOM**      **1.93m x 3.27m**  
Hardwood window overlooking garden. Ceiling light. Dimplex electric panel heater. Carpet.

Carpeted staircase leading to first floor level

#### First Floor Level

**LANDING**      **2.73m x 1.21m (widening to 1.72m)**  
Ceiling light. Loft access hatch. Hard wood window to rear. Built-in cupboards. Doorways leading off to two double bedrooms and W.C.

**Built-in cupboard 1**      **0.84m x 2.32m**  
Partially coombed ceiling.

**Built-in cupboard 2**      **0.82m x 0.78m**  
Hanging rail and shelving.

**DOUBLE BEDROOM 1 (rear facing)**      **1.82m x 4.53m (widening to 2.90m)**  
Hard wood window to rear. Partially coombed ceiling. Built-in cupboard with hanging rail and shelving. Dimplex panel heater. Ceiling light. Carpet.

**W.C.**      **0.87m x 1.75m**  
White wash hand basin and W.C. Tiled splashbacks. Hard wood obscure glazed window to rear with curtain track and curtains. Ceiling light. Vinyl floor.

**DOUBLE BEDROOM 2 (front facing)**      **4.53m x 2.62m (narrowing to 2.57m)**  
Hard wood double glazed window to front with curtain track and curtains. Partially coombed ceiling. Dimplex panel heater. Large built-in cupboard with hanging rail and shelving (1.46m x 0.85m). Ceiling light. Stripped wooden floor.

#### OUTSIDE

13 Glebe Crescent is well positioned with a generous plot. The front garden is mainly laid to gravel with driveway for off street parking. The rear garden has a paved patio with steps leading up to the conservatory and path leading to formal lawned area bordered by hedging and a variety of mature shrubs to

the rear of the lawn a gap in the hedge gives access to a further good size area of garden.

#### BURDENS

The Council Tax Band relating to this property is B.

#### ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is E.

#### 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 One Survey on 0141 338 6222 or by simply logging on to [www.onesurvey.org](http://www.onesurvey.org)

#### 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](mailto:property@williamsonandhenry.co.uk)).

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

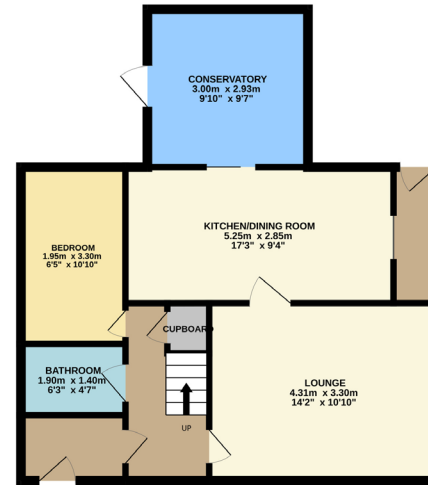
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/SM/DALRR01-01





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049**  
**NEW GALLOWAY OFFICE: (Appointment only), High Street, New Galloway DG7 4RN Tel: (01644) 420440**  
**GATEHOUSE OFFICE: The Kiosk, Gatehouse of Fleet DG7 2HP**  
 Williamson & Henry is a trading name of Williamson & Henry LLP which is a Limited Liability Partnership registered in Scotland with Partnership No. S0303783. Registered Office: 3 St. Cuthbert Street, Kirkcudbright, DG6 4DJ

Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

[www.williamsonandhenry.co.uk](http://www.williamsonandhenry.co.uk)