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ALDERSYDE

14 CORVISEL ROAD, NEWTON STEWART, DG8 6LN

Beautifully proportioned 4 bedroom double fronted detached villa

Ground Floor:

Entrance Vestibule
Reception Hallway
Sitting Room (Front Right)
Dining Room (Front Left)
Shower Room
Snug
Kitchen
Walk In Pantry Cupboard
Rear Inner Hall
Laundry Room
W.C.

Half Landing:

Bathroom
Shower Room
Walk In Cupboard

First Floor Landing:

Double Bedroom 1
Double Bedroom 2
Box Room / Study
Double Bedroom 3
Double Bedroom 4

Outside:

Driveway. Front, Side and Rear
Gardens. Garage. Greenhouse.

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Aldersyde is fine example of a detached Victorian villa with well-proportioned bright spacious rooms which retains many of its original features throughout. This charming property enjoys a generous wrap round garden and is a short walk away from all local amenities.

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 via paved path from front garden through solid wooden door with glazed panel above into:-

ENTRANCE VESTIBULE **2.13m x 1.40m**
Original tiled floor. Electric meter. RCD consumer unit. Ceiling corning. Ceiling light. Wooden glazed door with glazed panels to side and above into:-

RECEPTION HALLWAY **2.12m x 6.52m**
Bright, welcoming reception hallway with original ceiling corning architraves and wooden staircase with fitted carpet to first floor level. Doors opening off to all ground floor accommodation. Radiator. 2 under stair storage cupboards. Ceiling light.

SITTING ROOM (front right) **4.49m x 5.44m**
Wooden sash and case windows with wooden uPVC secondary glazing bay window. Curtain track and curtains above. Central fireplace with tiled hearth and surround with mantle above and Gas fire. Sash and case window to side with uPVC double glazed secondary glazing unit. Radiator. TV aerial point. Ceiling light. Ceiling corning. Smoke alarm. Fitted Carpet.



DINING ROOM (front left) **4.54m x 6.54m**
2 radiators. Ornate ceiling corning. Ornate ceiling rose. Picture rail. Wooden sash and case bay window to front. uPVC double glazed secondary glazing. Curtain track and curtains above. Sash and case window to side. uPVC double glazed secondary glazing. Curtain track and curtains above. Feature fireplace with gas fire on tiled hearth with painted wooden mantle above. Smoke alarm. Carbon monoxide detector. Ceiling light. Fitted carpet. Door leading to:-

SHOWER ROOM **2.59m x 2.17m**
Good sized bright shower room with vinyl flooring. Wood paneling on one wall. Sash and case window to side with secondary internal uPVC double glazed unit. Radiator. Suite of white wash hand basin and W.C. Corner shower cubicle with mains shower attachment.

SNUG (rear right) **4.77m x 3.29m**
Currently used as a home office but could be used as a Snug or ground floor bedroom if required. Sash and case window to side overlooking garden to side with secondary internal uPVC double glazed unit. Curtain pole and curtains. Radiator. Built in cupboard with shelving. TV aerial point. Fireplace with wooden mantle and surround with gas fire inset. Ceiling light. Fitted carpet.

Step down from reception hallway into:-

KITCHEN **4.92m x 4.42m**
Spacious farmhouse style kitchen with ample room for table and chairs. Partially laid to carpet and tiled flooring. White fitted kitchen units. Stainless steel sink with drainers to side. Laminate work surfaces. Freestanding electric Zanussi cooker. Radiator. Built in cupboards with shelving. Plumbing for dishwasher. Space for under counter fridge. Wooden clothes pulley. uPVC double glazed window to rear. Step up into:-

WALK IN PANTRY CUPBOARD **1.83m x 2.21m**
Built in shelving. High ceiling. Ceiling light. Backs onto shower room.



REAR INNER HALL **1.39m x 1.49m**
Accessed directly from both the kitchen and garden. uPVC double glazed door leading out to garden with glazed panel above. Ceiling light. Wooden door leading to boiler/laundry room. Tiled floor.

BOILER/LAUNDRY ROOM **2.76m x 3.16m**
Solid tiled floor. Fitted kitchen units. Stainless steel sink with drainer to side. Tiled splash back. Built in shelving. Plumbing for washing machine. Housing Stelflow hot water tank and Viessmann boiler. Velux window.

W.C. **1.20m x 1.53m**
Tiled floor. White wash hand basin and W.C. Obscure single glazed window to side. Partially coombed ceiling. Ceiling light.

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

First Floor Accommodation

HALF LANDING
Doorways leading to bathroom, shower room and walk in cupboard. Steps continue up to first floor level. Fitted Carpet.

BATHROOM **1.93m x 4.18m**
Suite of white wash hand basin, W.C. and bath. Velux window to rear with deep sill beneath. Chrome heated towel rail. Fixed bathroom mirror. Shaver point. Radiator. Wooden sash and case window to side. Partially coombed ceiling. Dimplex wall mounted fan heater. Wood effect vinyl flooring.

SHOWER ROOM **3.52m x 2.72m**
uPVC double glazed tilt and turn window to side. Suite of white wash hand basin and W.C. Built in shelving. Corner shower cubicle with Mira Sport electric shower. Chrome heated towel rail. Fixed bathroom mirror. Dimplex wall mounted fan heater. Shaver light. Loft access hatch. Fitted carpet.



WALK IN CUPBOARD**0.72m x 0.97m**

Carpet. Built in shelving. Coat hooks. Ceiling light.

Carpeted staircase continues up to first floor landing.

LANDING

Skylight above providing additional natural light. Linen press with built in shelving. Radiator. Doors leading off to 4 double bedrooms and box room.

DOUBLE BEDROOM 1 (left)**3.25m x 4.47m**

Rear facing. Fitted carpet. Wooden sash and case window to rear with uPVC double glazed secondary glazing units. Radiator. Picture rail. Partially coombed ceiling. Ceiling light.

DOUBLE BEDROOM 2 (left)**4.60m x 4.49m**

Front facing. Fitted carpet. Wooden sash and case bay windows with secondary uPVC double glazing. Radiator. Built in cupboard with coat hooks and carpet. Picture rail. Ceiling cornicing. Ceiling light.

BOX ROOM**2.14m x 2.29m**

Front facing. Fitted carpet. Sash and case window with secondary uPVC double glazing. Curtain pole and curtains. Radiator. Picture rail. Loft access hatch. Ceiling light. Wooden glazed door into hallway.

DOUBLE BEDROOM 3**4.96m x 4.54m**

Front facing. Fitted carpet. Telephone point. Radiator. Wooden sash and case bay window with secondary uPVC double glazing. Curtain track and curtains. Partially coombed ceiling. Ceiling cornicing. Ceiling light.

DOUBLE BEDROOM 4**3.78m x 4.55m**

Rear facing. Fitted carpet. Radiator. Wooden sash and case window to rear with secondary uPVC double glazing. Curtain pole and curtains. Picture rail. Ceiling cornicing.

Outside

Aldersyde sits in a well established and laid our wrap round garden with generous tarmacadam driveway to one side providing parking and access to garage.

The front garden is bordered by stone wall and original ornate wrought iron railings. This area of garden is mainly laid to gravel for ease of maintenance.

To the rear of Aldersyde is a large level garden which is partially laid to gravel around the periphery of the house leading to the side garden the east of the house.

The garden immediately to the rear of this delightful Victoria villa is accessed through a wrought iron gate to formal lawned garden interspersed with well-established shrubs and bordered by walls on all sides.

Side garden is mainly laid to lawn and fully fenced to one side and hedged to the front with a number of mature trees and shrubs.

GREENHOUSE**GARAGE****2.79m x 10.32m**

uPVC pedestrian door to side. Concrete floor. Electric up and over door. uPVC double glazed window to rear. Fluorescent strip light.

BURDENS

The Council Tax Band relating to this property is G.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is D

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.

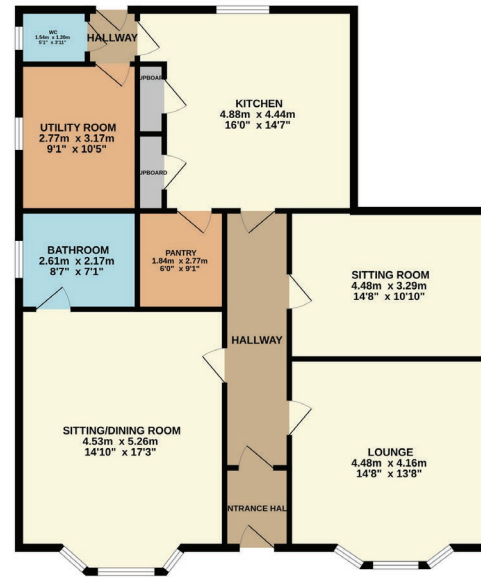
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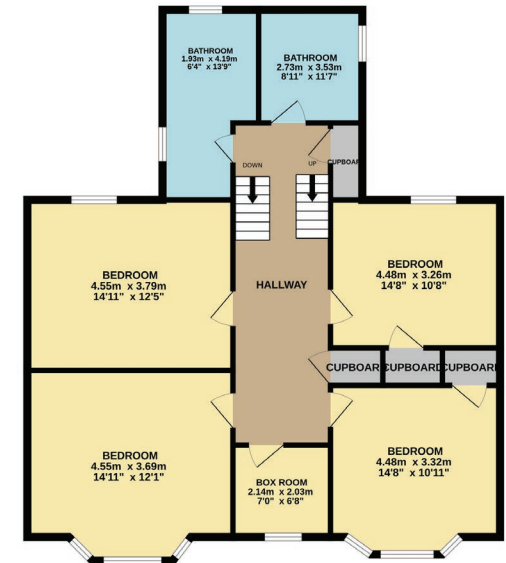




GROUND FLOOR



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.
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