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WILLIAMSON
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Solicitors & Estate Agents



5 BARRHILL AVENUE

NEWTON STEWART, DG8 6LD

Bright and airy 2 bedroom semi detached house a short distance away from all local amenities.



Accommodation:

Ground Floor:

Reception Hallway
Sitting Room
Dining Room
Kitchen

First Floor:

Bathroom
2 Double Bedrooms

Outside:

Front Garden. Off Street
Parking. Rear Garden.
Garden Shed.



5 Barrhill Avenue is a well-proportioned 2 bedroom semi detached house located in a quiet residential location a short distance away from all local amenities.

Located at the top end of Newton Stewart the property benefits from 2 reception rooms and 2 generous double bedrooms, and larger rear garden with off street parking to the front.

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

RECEPTION HALLWAY **1.23m x 1.18m**

RCD consumer unit and electric meter. Central heating Drayton controller. Radiator. Coat hooks. Laminate flooring. Carpeted staircase leading to first floor level. 15 pane wooden glazed door leading into:-

SITTING ROOM **3.74m (lengthening to 4.66m into bay window) x 4.21m to chimney breast (widening to 4.57m)**

Bright and airy front facing reception room with ample natural light from uPVC double glazed bay windows to front with roller blind, curtain track and curtains above. Recessed alcove with shelf and cupboard beneath. Fireplace with electric flame effect wood burning stove, marble hearth and surround with wooden mantle above. Smoke alarm. Radiator. BT telephone point. Ceiling light. 15 pane wooden glazed door leading into:-

DINING ROOM **2.40m x 3.06m**

This handily located room works well as a dining room or for those who wish and want open plan kitchen dining area, subject to property planning consents, could be easily incorporated within the existing kitchen space. uPVC double glaze window to rear with curtain track and curtains above. Radiator. Ceiling light.. Worcester gas fire boiler. Partially coombed ceiling. Beech effect laminate flooring Doorway opens into:-

KITCHEN **3.08m x 2.91m**

Good range of solid wooden kitchen units with wooden work surfaces. Stainless steel sink with drainer to side and mixer tap above. Tiled splashbacks. Indesit washing machine. Freestanding Candy fridge freezer. Compact Belling electric cooker. Smoke alarm. Fluorescent strip light. Hard wood flooring. UPVC double glazed window with roller blind above overlooking the rear garden. uPVC double glazed door leading out to rear garden.

Carpeted staircase with wooden painted hand rail leading to first floor level

First floor level

LANDING **1.83m x 0.98m**

uPVC double glazed window to side providing additional natural light. BT telephone point. Loft access hatch. Smoke alarm. Ceiling light. Fitted carpet. Doorways leading to all first floor accommodation.

BATHROOM **1.74m x 1.96m**

White wash hand basin with mixer tap inset in to modern vanity unit, W.C. and bath with Mira Zest electric shower. Tiles splashbacks. Obscure uPVC double glazed window. Ceiling light. Radiator. Wood effect laminate flooring.

DOUBLE BEDROOM 1 (Rear facing) **2.94m x 3.54m**

Bright, airy double bedroom enjoying a pleasant outlook across the garden. uPVC double glazed window with curtain track and curtains. Partially coombed ceiling. Radiator. Ceiling light. 2 large built-in cupboards (one with hanging rail and shelving and the other with built-in shelving). Fitted Carpet.

DOUBLE BEDROOM 2 (Front facing) **4.59m x 3.84m (narrowing to 3.05m)**

Spacious and light front facing bedroom with ample natural light from large uPVC double glazed bay window with curtain track and curtains above. Large walk-in cupboard extends over the staircase with hanging rail, shelving and coat hooks (0.92m x 2.97m). Partially coombed ceiling. Ceiling light. Radiator. Fitted Carpet.

OUTSIDE

Front Garden

Mainly laid to paving bordered by a wrought iron fence to front and hedging to side. Gravelled driveway proving parking vehicle and access to the rear of the property bordered by a wrought iron fence.

Rear Garden

Large rear garden which mainly laid to gravel with paved patio area for ease of maintenance. Flower bed to one side. Wooden shed. Fully fenced.

BURDENS

The Council Tax Band relating to this property is B.



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.

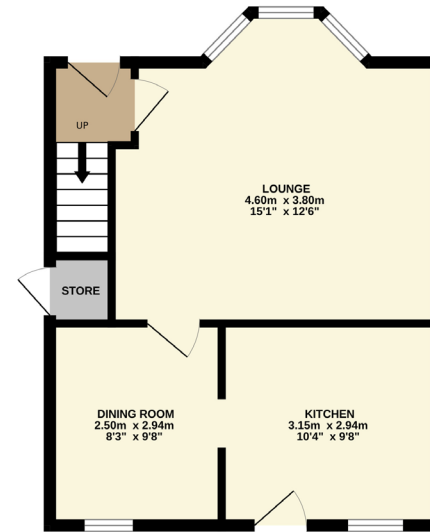
For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref: SAK/ES/FRAMD01-01

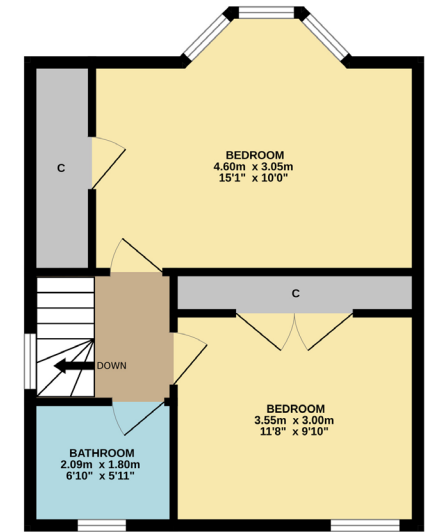




GROUND FLOOR



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.
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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
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