



**Benyellary York Road, Newton Stewart**

Newton Stewart

Offers Over **£225,000**

# Benyellary York Road

Newton Stewart

All major amenities are to be found in the market town of Newton Stewart and include supermarkets, healthcare, indoor leisure pool complex and secondary schooling. 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.

- Substantial detached property
- Off road parking
- Potential to be split into two properties
- Potential to be converted to commercial premises
- Spacious bedrooms
- Large enclosed garden
- Possible hotel/ airbnb investment
- Close to all major amenities
- In a well sought after area



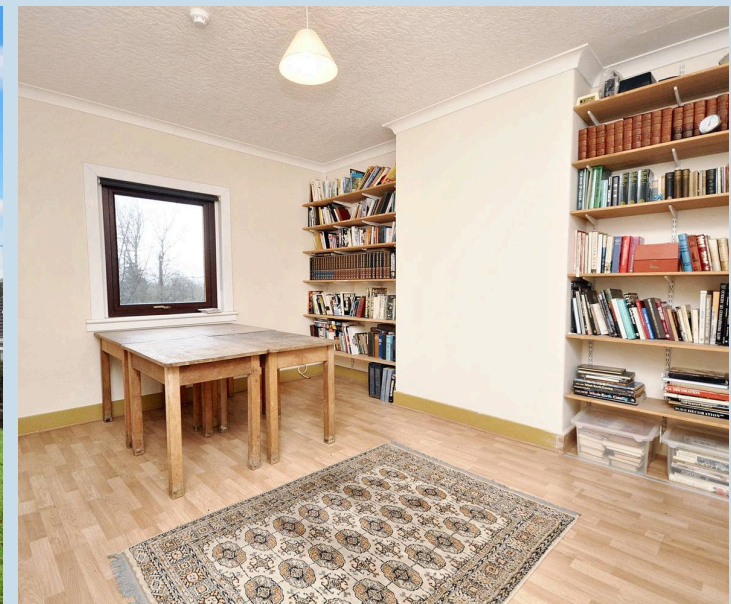
# Benyellary York Road

Newton Stewart

This substantial detached house presents a unique opportunity for investors or homeowners seeking versatility and potential. Offering ample space and potential for development, this property boasts the possibility of being split into two separate properties or transformed into commercial premises. With spacious bedrooms and the promise of a large enclosed garden, this property not only offers a comfortable living space but also presents itself as a promising hotel or Airbnb investment. Situated in a well sought after area, residents will enjoy the convenience of being close to all major amenities and the prospect of a vibrant and dynamic community.

The outside space of this property further enhances its appeal, providing a serene retreat within the bustling surroundings. The large enclosed rear garden features concrete pathways, a well-maintained lawn area, planting borders, and a functional garden shed, perfect for outdoor activities or gardening enthusiasts. The front garden mirrors the beauty of the rear, with maintained lawn areas, a decorative border stone wall, concrete pathways, and a driveway offering off-road parking for approximately three cars. The spacious driveway adds to the convenience of the property, ensuring easy access and ample space for multiple vehicles. Whether for leisurely strolls, family gatherings, or simply enjoying the fresh air, the outdoor spaces of this property offer a tranquil and inviting environment for residents to unwind and appreciate the beauty of their surroundings.

- Substantial detached property



### Entrance halls

12' 0" x 7' 8" (3.65m x 2.33m)

Front entrance halls providing access to ground floor accommodation as well as stairs giving access to upper level accommodation.

### Dining room

17' 8" x 11' 11" (5.39m x 3.64m)

Spacious dining room towards front of property with large double glazed windows and central heating radiator.

### Kitchen

16' 0" x 9' 8" (4.88m x 2.95m)

Fully fitted, spacious dining kitchen towards rear of property with both floor and wall mounted units. Fitted appliances to include, electric cookers and oven, under counter fridge & dishwasher, stainless steel sink as well as double glazed window providing rear outlook and central heating radiator. Access to utility also.

### Utility room

11' 3" x 9' 8" (3.43m x 2.94m)

Generous sized utility access via hallway and off kitchen. Currently housing washing machine and tumble dryer. Fitted units and worktops as well as Belfast style sink with double glazed window, central heating radiator and built in storage.

### Shower room

Ground floor shower room with walk in shower cubicle, separate toilet, WHB, double glazed window and central heating radiator.

### Bedroom/Reception room

10' 11" x 10' 11" (3.33m x 3.33m)

Spacious double bedroom towards front of property with double glazed window providing front out look and central heating radiator.

### Bedroom/Reception room

9' 11" x 10' 10" (3.02m x 3.29m)

Spacious double bedroom towards front of property with double glazed window providing front out look and central heating radiator.





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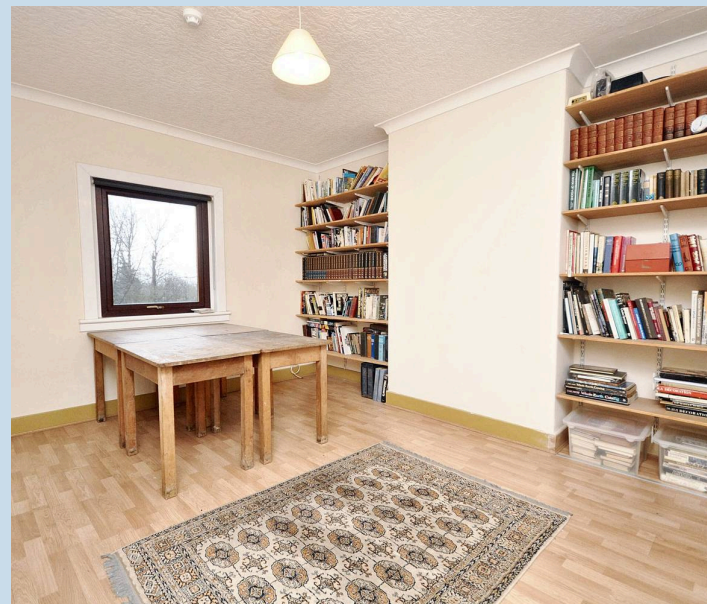
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## GARDEN

Large enclosed rear garden comprising of concrete pathways, large maintained lawn area as well as planting borders and garden shed.

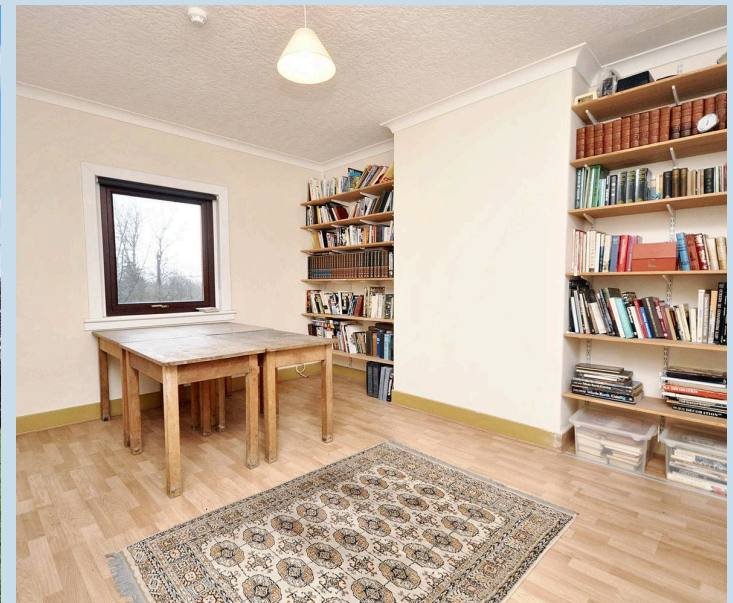
## GARDEN

Large enclosed garden to front of property with large maintained lawn areas, border stone wall, concrete pathway and driveway for off road parking.

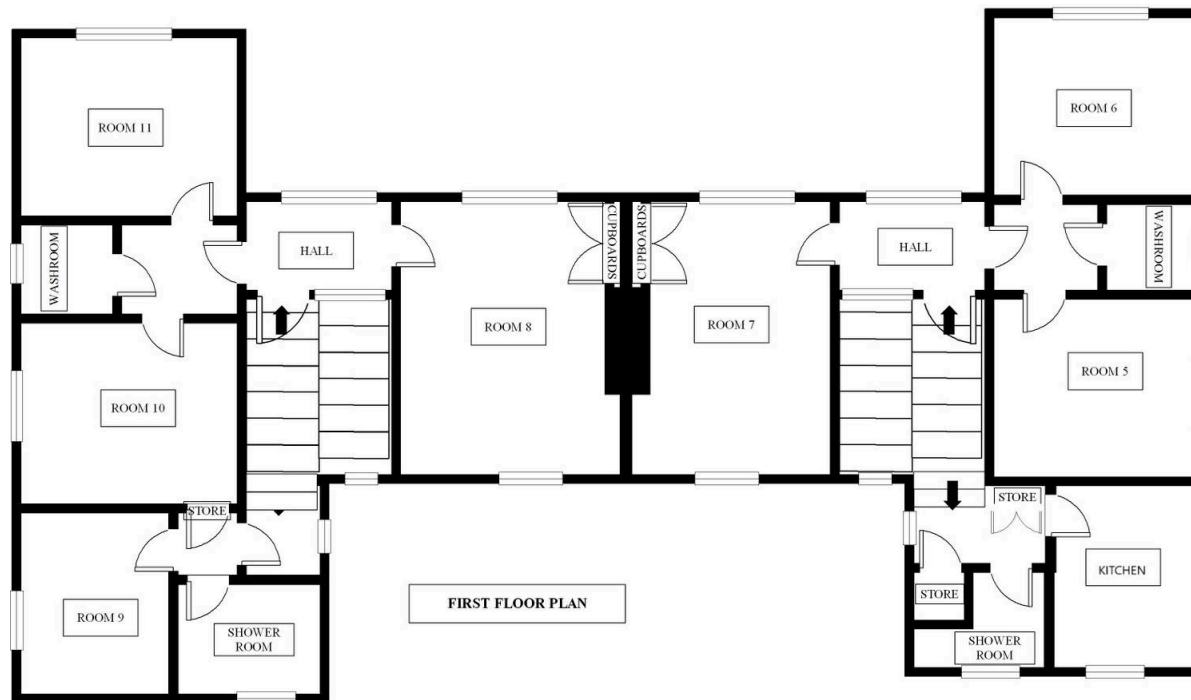
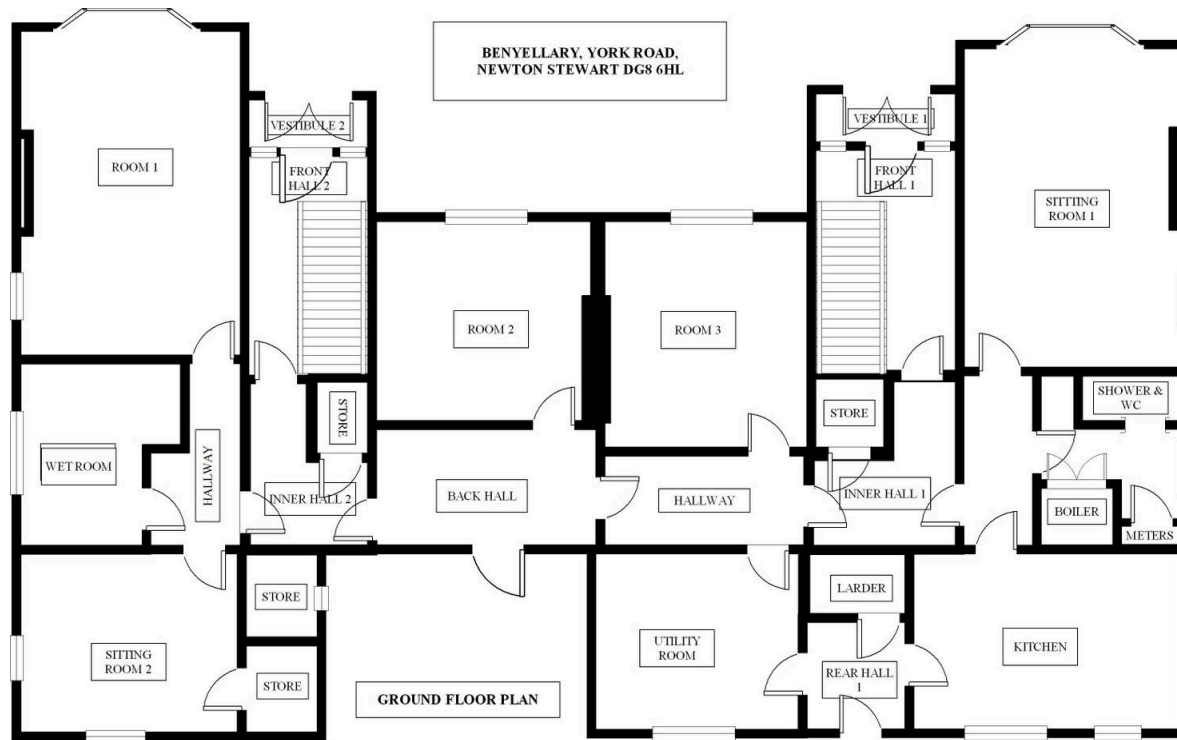
## DRIVEWAY

3 Parking Spaces

Spacious driveway to front of property allowing for approx. 3 cars.







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