



**EAST VIEW,
BACK STREET,
NEW GALLOWAY**

**Offers in the Region
Of £99,900**

Delightful 2 bedroom traditional Galloway cottage refurbished and upgraded whilst preserving its traditional feel. Situated in a peaceful street in the centre of the picturesque village of New Galloway. The property would be ideal for the first time buyer or as a charming holiday home.

- Living Room
- Dining Kitchen
- 2 Double Bedrooms
- Bathrooms
- Off Road Parking
- Oil Fired Central Heating
- Double Glazing
- Outhouse
- Fitted floorcoverings, curtains, bedroom furniture, cooker and fridge included in the sale
- EPC Rating - E

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Cavers & Co.
Solicitors and Estate Agents



Accommodation comprises:

A traditional solid double leaf door gives access to the hall which has doors off to the living room and bathroom and stairs to the double bedrooms on the first floor. Full height concealed radiator.

Living Room

4.52m x 3.29m (14'10 x 10'10)

Charming room with double glazed window to the front of the property and double glazed door with fully glazed panel giving access to the rear of the property. Attractive stone fireplace with wooden surround and mantelpiece complete with electric, multi-fuel effect stove type fire. Wooden ceiling beam and centre light. TV point. Satellite TV connection and internal receiver. Radiator with thermostatic control valve. Fitted carpet.

Traditional style door from Living Room gives access to Kitchen

Kitchen

3.79m x 2.93 (12'6 x 9'7)

Good sized dining kitchen fitted with a range of built-in floor and wall units with complementing worksurface. Stainless steel sink and drainer. Part ceramic wall tiling. Worcester HeatSlave combi-boiler. Radiator with thermostatic control valve. Strip light. Plumbed for washing machine. Vinyl flooring. Cooker and fridge (warranty as to the condition of these items is excluded).



Located on Back Street which runs parallel to the High Street in New Galloway, East View retains much of the charm of a traditional 'Galloway' cottage but it also incorporates many modern conveniences including oil fired central heating throughout, double glazed windows downstairs with double glazed Velux windows in the upstairs bedrooms. An area to the left of East View (formerly the site of a long since demolished building), provides off-road parking and a drying area. An area of ground in common ownership lies to the rear of East View with a small area to the rear in the exclusive ownership of the property. There is no exclusive garden ground as such, which for some, such as those looking for a holiday home, might be an attraction.

New Galloway sits on the west side of the valley of the Water of Ken some mile north of the end of Loch Ken. Largely built around a north-south High Street that climbs up through the village its location on the edge of the Galloway Forest Park adds to its attraction. New Galloway as you see it today dates back to planned development in the 1600's. It was granted burgh status in 1630 and remains as Scotland's smallest Royal Burgh.

Bathroom

2.69m x 1.52m (8'10 x 5'0)

Situated off the hall, the bathroom consists of a three piece suite in white with Calypso Plus electric shower over bath with folding shower screen. Pine trim is a particular feature with pine bath panel, toilet seat and mirrored wall cabinet. Radiator with thermostatic control valve. Vinyl flooring.

First Floor Accommodation:

Accessed via carpeted stair, which is well lit through a Velux window. Traditional wooden doors open to both bedrooms.



Double Bedroom

1 4.7m x 3.37m (15'5 x 11'1)

Velux window facing the rear of the subjects giving views across the Galloway countryside; partially coombed ceiling. Radiator with thermostatic control valve. Fitted carpet.

Double Bedroom 2

4.73m x 2.97m (15'6 x 9'9)

Partially coombed ceiling with Velux window facing rear of subjects again giving views across the Galloway countryside. 2 x radiator with thermostatic control valves. Full height built in cupboard over the stairs. Fitted carpet.

Please note that all measurements are approximate and do not include window recesses.

Additional items of furniture may be available by separate negotiation.



Outside

Area to left of East View provides off road parking and a drying area. At the bottom of the passage leading to the rear of the property is an outhouse, serviced by light and power, which is currently used for storage.





Services:- Electricity, mains water and drainage. Satellite TV.

Council Tax Band:- B

Postcode:- DG7 3RA

Entry:- By negotiation

Viewing:- By appointment only through Cavers and Co.

Home Report:- Available to download for this property from www.onesurvey.org



OFFERS:-

Offers in the Scottish legal form should be lodged with the selling agents' Kirkcudbright office. Interested parties are strongly recommended to register their interest with the selling agents as a closing date for offers may be fixed.

NOTE:-

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of the contract.