



# 6 Curlew Close

Whauphill, Newton Stewart, DG8 9NN



Substantial, detached 3 -  
bedroom family home, in  
excellent condition  
throughout.

Offers Over: £275,000 are invited

6 Curlew Close, Whauphill, Newton Stewart, DG8 9NN



Key Features:

- . Substantial family home
- . Rear conservatory
- . Detached garage & workshop
- . Ample off-road parking
- . Three double bedrooms
- . Prime location
- . Enclosed, well-maintained garden grounds
- . Ensuite bathroom
- . Walk in condition





## Property description

A detached, split-level bungalow within a quiet residential area located within a prime residential settlement in the rural village of Whauphill, yet only a short drive from the centre of the ever-popular market town of Newton Stewart. In good condition throughout, this property offers spacious accommodation over two levels. Benefiting from a conservatory to the rear leading into a spacious lounge, dining room to the front (potential 4th bedroom), generous sized dining kitchen and generous sized bathroom. This property also benefits from having a detached workshop & garage with mains services fitted. Having been maintained to a high standard, this property would be ideally suited as a full-time family home. With a pleasant outlook and generous sized, well maintained garden grounds, viewing this property is to be thoroughly recommended.

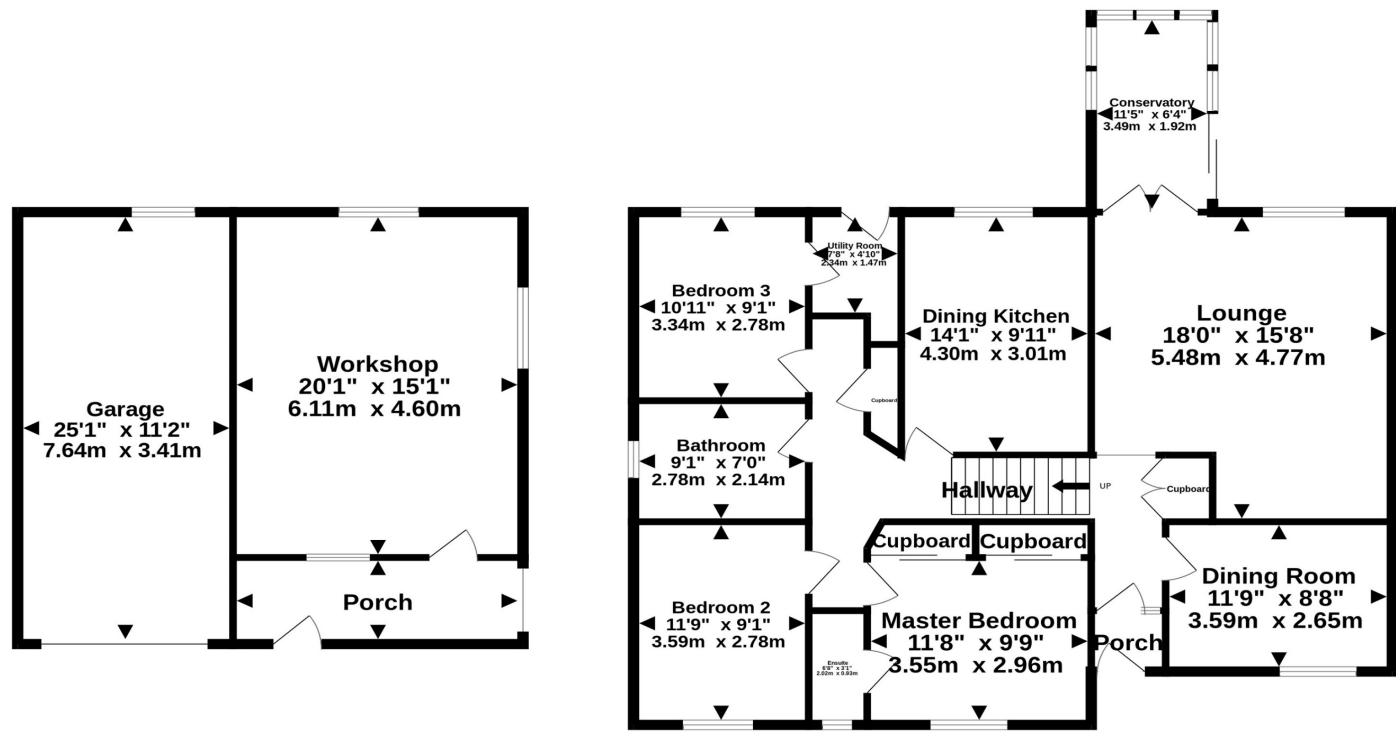
This is a charming, traditional detached (split level) bungalow which provides spacious accommodation over two levels. Of timber frame construction under a tile roof as well as sitting on a generous plot. The gardens comprise of a generous sized driveway for off road parking, well maintained lawn areas as well as a feature pond. There is also a patio area allowing access into the workshop and detached garage. The conservatory to the rear which is accessed via double doors from the lounge, provides a tranquil setting giving a splendid outlook to the rear garden as well as having sliding doors to provide outside access to the garden. The dining kitchen also provides access to a separate utility area to the rear which also provides outside access to the rear.

Occupying a prime location, all major amenities are to be found approx. 11 miles 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 with easy access to superb and scenic forest walks, fishing, and excellent golf courses. Other places of interest close by include Scotland's book town of Wigtown (4 miles), historical sites at Whithorn (7 miles) and the town of Stranraer (28 miles) where there is a further range of excellent amenities.





**Ground Floor**  
1857 sq.ft. (172.5 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.









### NOTES

It is understood that, on achieving a satisfactory price, the vendors will include fitted floor coverings and blinds throughout.

### COUNCIL TAX

Band E

### EPC RATING

D(60)

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### VIEWING ARRANGEMENTS

Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

### OFFERS

Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents.

