



FOR SALE
ICB
CAMPBELL
BOATH
01382 202060
www.campbellboath.com

CB

12 NORTH STREET, NEWTYLE, PH12 8TT
OFFERS OVER: £95,000

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MEMBER

Accommodation Comprises: Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room. External: Front, Side & Rear Gardens.

Situated within the popular village of Newtyle this SEMI DETACHED ONE BEDROOM BUNGALOW offers excellent accommodation on one level. The property is close to all local amenities within the village including shop, post office, village hall, primary school and a main bus route. Benefits include double glazing and gas central heating.

ENTRANCE: -

A hardwood door gives access to the entrance hall. There is a hatch giving access to the attic space. Radiator.

LOUNGE: -

Approximately 18'0" x 10'5". The spacious lounge has a double-glazed window offering outlook towards the front garden. Fitted vertical blinds. Two radiators.

KITCHEN: -

Approximately 9'7" x 9'2". The kitchen has a range of base and wall mounted storage cupboards with contrasting work surfaces and tiled splashback. The stainless-steel sink has plumbing connections for a washing machine. There is a double-glazed window offering outlook towards the rear of the property. Fitted vertical blinds. There is a clothes drying pulley. Radiator.

REAR HALL: -

The rear hall has a large built-in utility cupboard and a built-in shelved storage cupboard. UPVC door allowing access to the rear of the property.

BEDROOM: -

Approximately 13'0" x 9'9". This is a good-sized double bedroom with double glazed window offering outlook towards the rear of the property. Fitted vertical blinds. There is a built-in wardrobe offering excellent hanging and shelving. Radiator.

SHOWER ROOM: -

Comprising W.C., vanity wash hand basin and walk-in shower with electric 'Redring' shower above. Tiled splashback. Double glazed window offering a good deal of natural light. Fitted roller blind. Extractor fan. Radiator.

EXTERNAL: -

The garden to the front, side and rear of the property which is of low maintenance and has an areas of stone chips and paving with border shrubs and bushes. There is clothes drying facilities to the rear of the property. Garden shed.



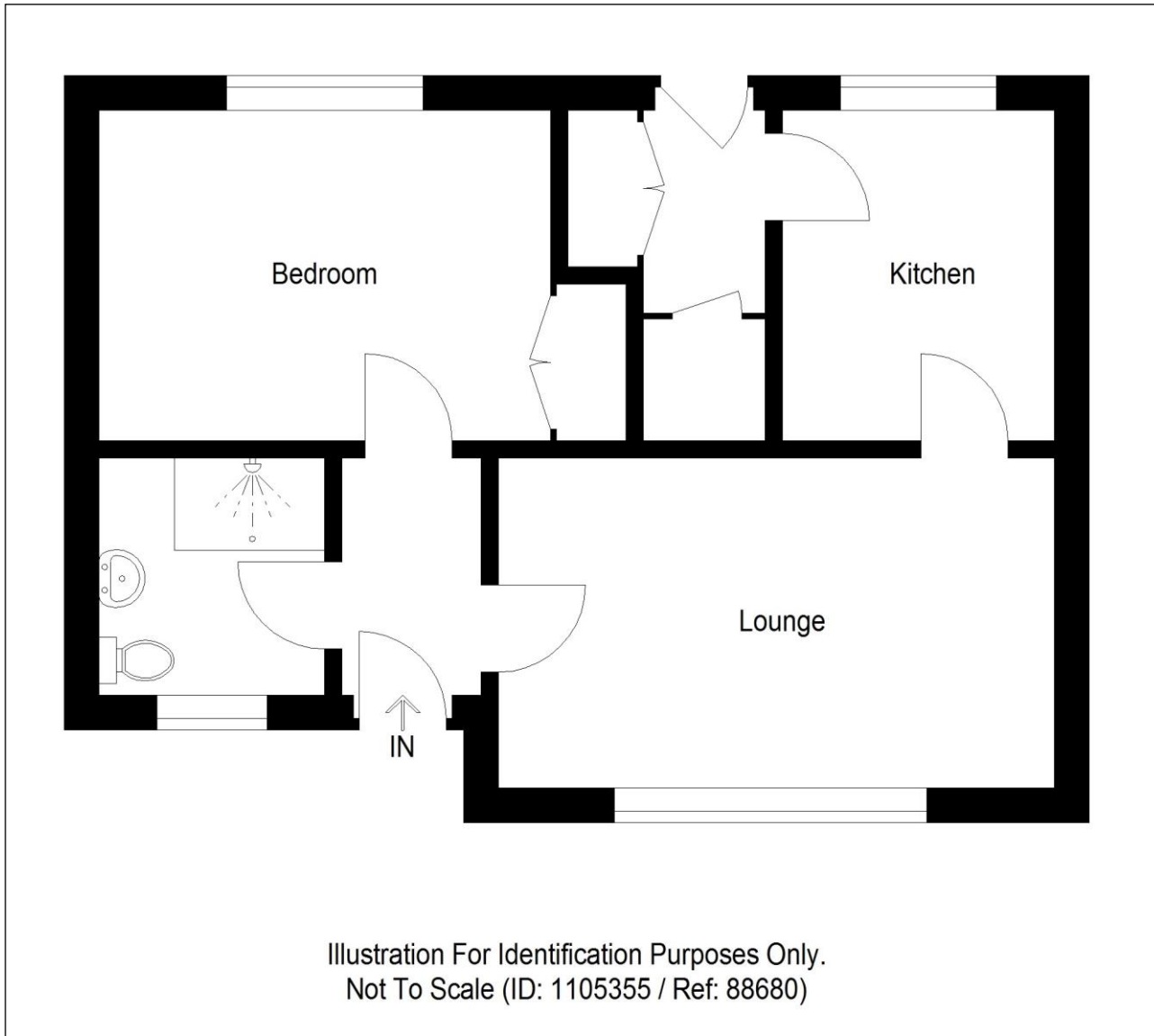


Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:** property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

FLOOR PLAN: -



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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.



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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.