



3 Kirroughtree Court
*Minnigaff,
Newton Stewart,
DG8 6AN*

EPC = E

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

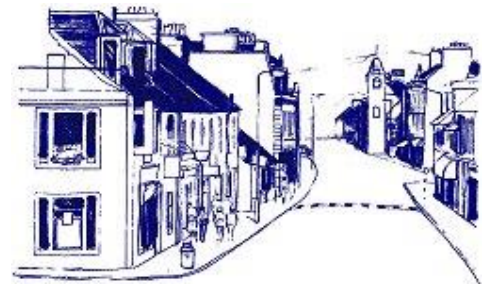
38-40 Albert Street • Newton Stewart DG8 6EF
Tel: (01671) 404100 • Fax: (01671) 401443
www.abamatthews.com

BANK OF SCOTLAND BUILDINGS
Newton Stewart • DG8 6EG
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK
Buccleuch Street Bridge • Dumfries DG2 7TJ
Tel: (01387) 257300 • Fax: (01387) 257333

and as HUNTER & MURRAY
25 Lewis Street • Stranraer DG9 7LA
Tel: (01776) 702581 • Fax: (01776) 702524

- **End terraced property which is part of converted stable block situated on the outskirts of Minnigaff**
- **2 Bedrooms**
- **Double glazing and electric heating**
- **Communal courtyard and off-road parking**
- **Offers in the region of £65,000**
- **REDUCED BY £10,000 BELOW HOME REPORT VALUATION**



3 KIRROUGHTREE COURT, MINNIGAFF

Originally the stable block for Kirroughtree Estate, the imposing building was converted in the 1990's. A communal entrance at the front of the building gives access to the property which sits on the left to the rear of the building. The property benefits from double glazing, electric heating and communal courtyard and off-road parking.

Accommodation comprises: - Ground Floor - Entrance Porch. Hall. 2 Bedrooms. Bathroom. First Floor – Lounge. Kitchen.

GROUND FLOOR ACCOMMODATION

Hall

1.80m x 1.00m

UPVC glazed entrance door. Stairs giving access to first floor accommodation. Understairs cupboard. Radiator.

Bedroom 1

3.50m x 2.84m

South and west facing windows. Built-in shelved and hanging cupboard. Electric panel heater.



Bedroom 2

4.49m x 2.31m

South facing window. Built-in shelved and hanging cupboard. Electric panel heater.



Bathroom

2.25m x 1.86m

Fitted with a white suite comprising WC, wash-hand basin and bath. Wall mounted electric convector heater.

FIRST FLOOR ACCOMMODATION

Landing

Built-in cupboard housing hot water cylinder.

Lounge

5.46m x 4.59m

Spacious lounge with north and east facing windows. Storage heater.

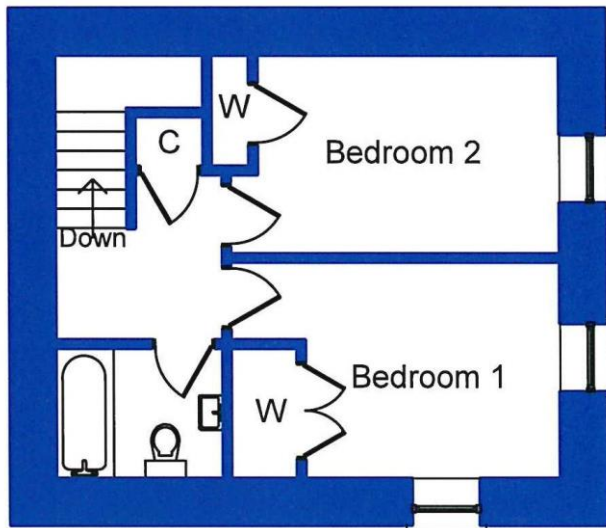


Kitchen

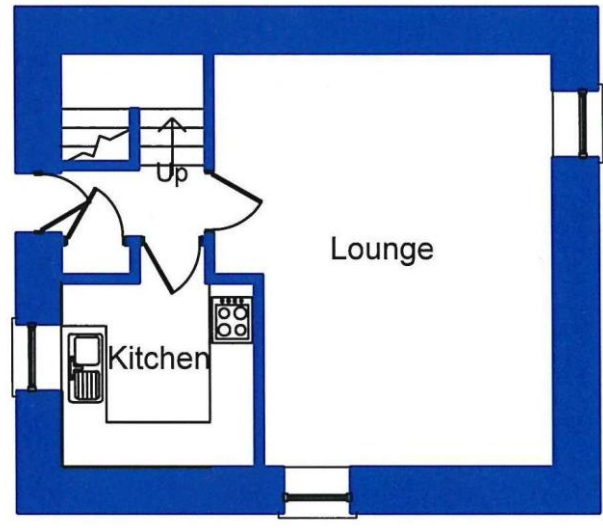
3.42m x 2.46m

South facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel sink. Space and plumbing for washing machine.





Ground Floor



First Floor

Sketch plan for illustrative purposes only

Garden

Communal courtyard. Off-road parking.

SERVICES

Mains supplies of water and electricity. Drainage is to a septic tank. Electric night storage heating. EPC = E.

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £65,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.