



**16 Breadalbane Place,  
Newton Stewart,  
DG8 6EB**

EPC = D

**A B & A MATTHEWS**  
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**PROPERTY OFFICE**

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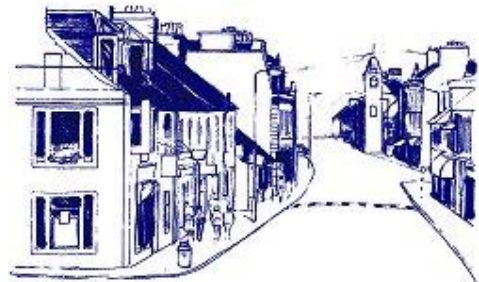
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THE OLD BANK  
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*and as* HUNTER & MURRAY  
25 Lewis Street • Stranraer DG9 7LA  
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- **Spacious second floor flat situated close to town centre and all local amenities**
- **1 bedroom**
- **The property benefits from double glazing and electric heating**
- **Communal drying area**
- **Offers in the region of £45,000**



# **16 BREADALBANE PLACE, NEWTON STEWART**

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Second floor one bedroom flat situated close to town centre and all local amenities. The property benefits from double glazing, electric heating and communal drying area.

Accommodation comprises: - Hall. Lounge. Kitchen. Bedroom. Bathroom.

## **ACCOMMODATION**

### **Hall**

UPVC door giving access to property. One walk-in shelved storage cupboard with hatch to attic and two shelved storage cupboards (one housing electric meters). Electric panel heater.

### **Lounge**

**4.99m x 3.35m**

North and west facing windows. Electric oil-filled radiator.



### **Kitchen**

**3.16m x 2.68m**

South facing window. Fitted with a good range of wall and floor units, ample worksurfaces and inset stainless steel sink. Breakfast bar. Space and plumbing for washing machine and space for slot in cooker.



**Bedroom**

**3.92m x 2.86m**

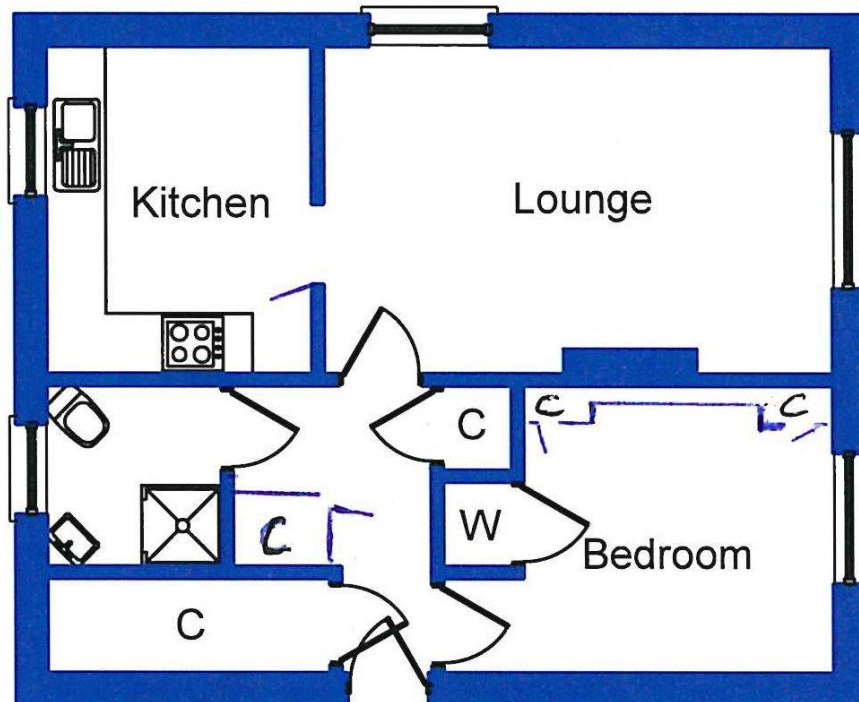
North facing window. Bridging storage unit. Electric oil filled radiator.



**Bathroom**

**1.90m x 1.82m**

Partially tiled and fitted with a white suite comprising WC, wash-hand basin with storage below and jacuzzi bath with mains shower. Extractor fan.



Sketch plan for illustrative purposes only

## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric heating. EPC = D.

## **COUNCIL TAX**

This property is in Band A.

## **VIEWING**

By arrangement with the Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £45,000 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.



Creebridge, Newton Stewart



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### The Consumer Protection From Unfair Trading Regulations 2008

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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.