



**A B & A
Matthews**

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

Offers in the region of £45,000



Nestled on the banks of the River Cree in the heart of Dumfries and Galloway, Newton Stewart is a charming market town often hailed as the "Gateway to the Galloway Hills." Surrounded by rolling countryside, ancient woodlands, and the dramatic landscapes of Galloway Forest Park, it offers the perfect escape for nature lovers, adventurers, and those seeking a peaceful retreat.

The town itself is steeped in character, with traditional stone buildings, quaint shops, and welcoming cafés lining its streets. Visitors can enjoy riverside walks, explore nearby trails and hills, or simply relax and take in the scenery.

Galloway Forest Park, just minutes away, is a haven for hikers, cyclists, and stargazers alike—its designation as the UK's first Dark Sky Park makes it one of the best places in Europe to experience the night sky in all its glory. Whether you're exploring local history, sampling regional produce, or enjoying outdoor adventures, Newton Stewart offers a warm welcome and an unforgettable taste of rural Scotland.



Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- ◆ **Spacious 2nd floor flat**
- ◆ **One bedroom**
- ◆ **Located close to town centre and all local amenities**
- ◆ **Double glazed & Electric heating**
- ◆ **Communal drying area**

This well-presented one-bedroom flat is located on the second floor, just a short walk from the town centre and all local amenities. The property offers comfortable living with the added benefits of double glazing and electric heating throughout. Residents also enjoy access to a communal drying area, making this an ideal home for first-time buyers, investors, or anyone seeking a conveniently located, low-maintenance property.

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

The lounge is bright and welcoming, featuring dual aspect windows facing north and west, which allow natural light to fill the space throughout the day. An electric oil-filled radiator provides efficient and comfortable heating, making this an ideal room for relaxing or entertaining.

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.



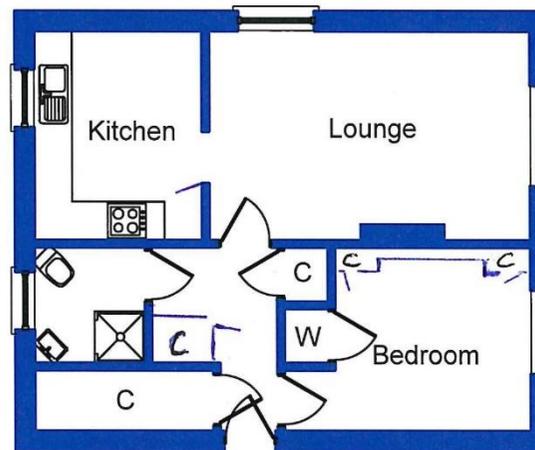


SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system.

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.



Sketch plan for illustrative purposes only



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

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.