



***Central Mews,
2 Victoria Street,
Newton Stewart,
DG8 6BT***

EPC = C

- **Recently renovated end-terraced bungalow situated close to all local amenities**
- **3 Bedrooms**
- **The property benefits from double glazing and gas-fired central heating**
- **Easily maintained garden with off-road parking**
- **Offers in the region of £135,000**

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

www.abamattthews.com

BANK OF SCOTLAND BUILDINGS

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THE OLD BANK

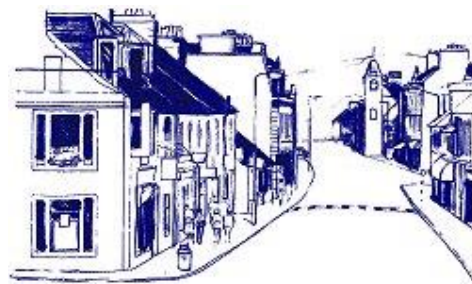
Buccleuch Street Bridge • Dumfries DG2 7TJ

Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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CENTRAL MEWS, 2 VICTORIA STREET, NEWTON STEWART

Recently renovated three-bedroom end-terraced bungalow situated close to all local amenities. The property benefits from double glazing, gas central heating and garden with off-road parking.

Accommodation comprises: - Hall. Open Plan Lounge/Kitchen. 3 Bedrooms (one En-Suite). Shower Room.

ACCOMMODATION

Hall

UPVC glazed entrance door giving access to open plan kitchen/lounge.

Lounge/Kitchen

6.09m x 4.77m

Open plan lounge/kitchen. North facing window. Fitted with a range of floor and wall units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Space and plumbing for washing machine and space for slot in cooker. Wall mounted gas combi boiler. Built-in storage cupboard housing electric meters. Vertical radiator and radiator.



Lounge



Kitchen

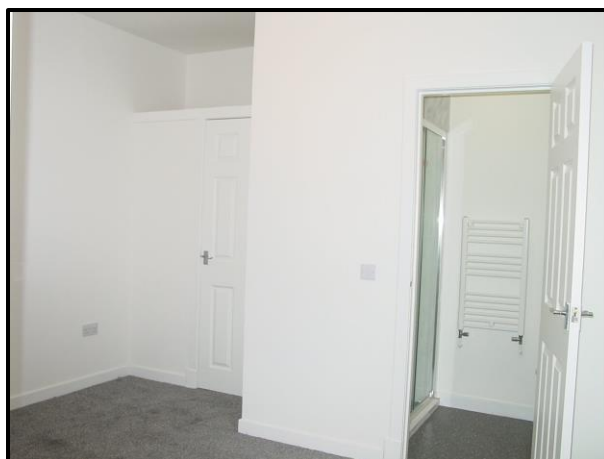
Bedroom 1

3.79m x 3.67m

North facing window. Built-in shelved and hanging cupboard. Radiator.

En-Suite

Partial wet wall panelling and partial tiling. Fitted with a white suite comprising WC, wash-hand basin and shower with mains shower. Heated ladder style towel rail. Extractor fan.



Bedroom 2

4.06m x 2.52m

Velux window. Built-in shelved and hanging cupboard. Radiator.



Bedroom 3

3.20m x 2.52m

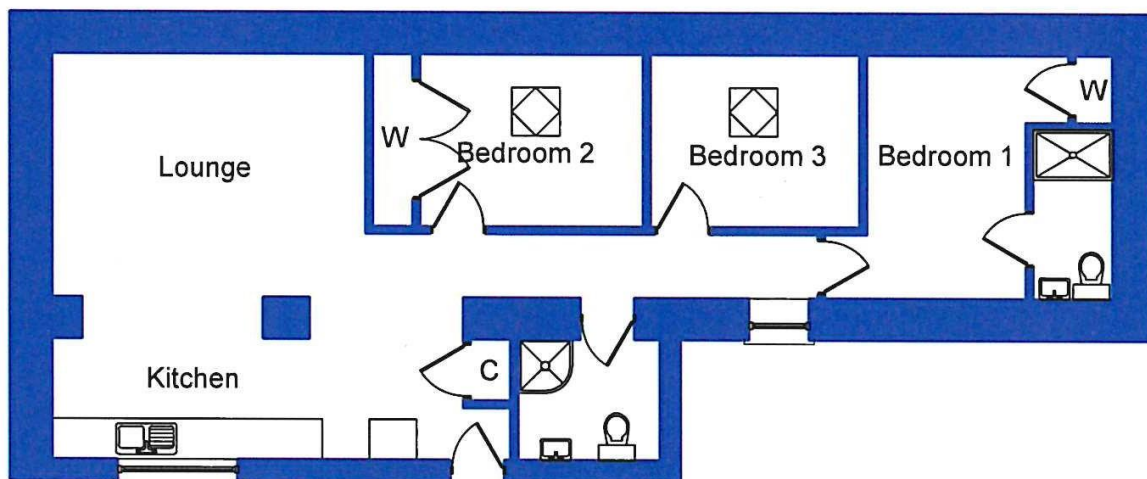
Velux window. Radiator.



Shower Room

2.00m x 1.62m

Partially tiled and fitted with a white suite comprising WC, wash hand basin and shower with mains shower. Heated ladder style towel rail. Extractor fan.



Sketch plan for illustrative purposes only

Garden

The garden ground is mainly hard landscaped. Allocated off-road parking area.

SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. Gas-fired central heating. EPC = C

COUNCIL TAX

To be assessed.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £135,000 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.



Newton Stewart



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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.