



A B & A
Matthews

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

Offers in the region of £135,000



Situated on the banks of the River Cree, Newton Stewart is a vibrant and welcoming market town in the heart of Dumfries and Galloway. Surrounded by rolling hills, dense forests, and some of Scotland's most stunning natural landscapes, the town is affectionately known as The Gateway to the Galloway Hills.

The town itself is well-equipped with schools, a cinema, supermarkets, healthcare facilities, and sports amenities, making it an ideal place for families, retirees, and anyone seeking a high quality of life in a picturesque setting.

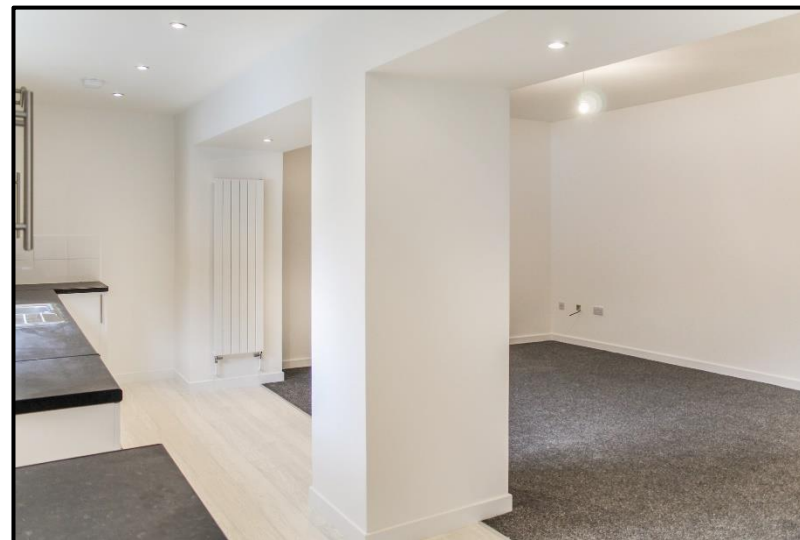
Council Tax Band: To be assessed

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- ◆ Recently renovated end-terraced bungalow
- ◆ 3 Bedrooms
- ◆ Double glazing and gas-fired central heating
- ◆ Garden and off-road parking



This recently renovated three-bedroom end-terraced bungalow offers stylish, modern living just a short distance from all local amenities. Finished to a high standard throughout.

The home benefits from double glazing and gas central heating, ensuring comfort and energy efficiency year-round. Outside, there is a private garden offering space to relax or entertain, along with off-road parking to the front.



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.

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.

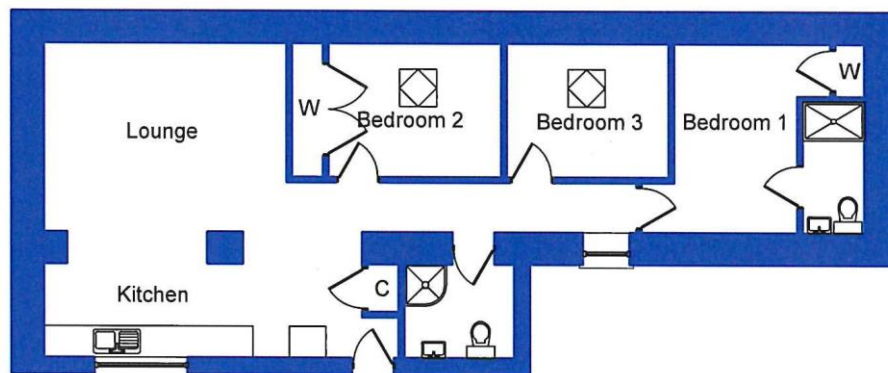
Bedroom 3 – 3.20m x 2.52m

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.

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.