



***1 & 2 Dashwood Cottages,
Former Bakery,
Goods Lane,
Newton Stewart
DG8 6EH***

1 DASHWOOD COTTAGE - EPC = G

2 DASHWOOD COTTAGE – EPC = F

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

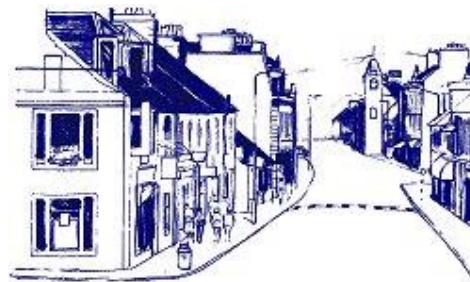
Tel: (01776) 702581 • Fax: (01776) 702524

➤ **Attractive former bakery
which was converted into 2
self-contained properties in
2007 and situated close to
all local amenities**

➤ **2 Bedrooms**

➤ **The properties benefit from
double glazing and electric
heating**

➤ **Offers in the region of
£100,000**



1 & 2 Dashwood Cottages, Newton Stewart

Attractive former bakery which was converted in 2007 to provide two self-contained two-bedroom flats. The properties benefit from double glazing and electric heating, they are situated close to the town centre where all local amenities can be found. A parking bay across from the property provides off-road parking.

Accommodation comprises: - Ground floor accommodation- Entrance Porch. Lounge. Kitchen. 2 Bedrooms. Shower Room. First floor accommodation – Entrance porch. Lounge. Kitchen/Dining Area. 2 Bedrooms. Shower Room.

1 DASHWOOD COTTAGES

Entrance porch **2.48m x 2.08m**

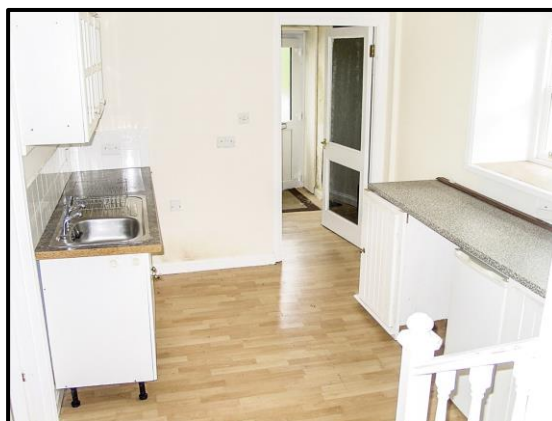
UPVC glazed entrance door. South facing sash and case window. Glazed door giving access to kitchen.

Lounge **4.83m x 3.75m**

Two south facing sash and case windows. Steps down to kitchen. Radiator.

Kitchen **3.82m x 2.69m**

South facing sash and case window. Fitted with a range of floor and wall units with ample worktops, tiled splashbacks and inset single drainer stainless steel drainer sink. Space and plumbing for washing machine. Space for slot in cooker. Radiator.



Bedroom 1 **3.05m x 2.87m**

South facing sash and case window. Radiator.



Bedroom 2 **3.05m x 1.82m**

Radiator.

Shower Room **2.90m x 2.07m**

Partially tiled and fitted with a modern suite comprising WC, two wash hand basins and shower cubicle with electric shower. Heated ladder style towel rail. Built in Storage cupboard housing water cylinder.

2 DASHWOOD COTTAGES

Entrance porch

UPVC glazed entrance door. Skylight window. Stairs giving access to first floor accommodation.

Lounge

4.15m x 2.72m

Bright and airy room. With south facing dormer window. Steps down to kitchen. Radiator.

Kitchen/Dining Area

6.07m x 2.72m

South facing dormer window and velux window. Fitted with a range of floor and wall units with ample worktops, tiled splashbacks and inset single drainer stainless steel drainer sink. Integrated appliances include ceramic hob with electric oven below. Space and plumbing for washing machine. Built-in cupboard housing central heating boiler. Radiator.



Bedroom 1

4.84m x 3.34m

Two velux windows. Radiator.



Bedroom 2

2.54m x 2.12m

Velux window. Built-in shelving. Radiator.

Shower Room

2.54m x 2.12m

Partially tiled and fitted with a modern suite comprising WC, wash hand basin with storage below and shower cubicle with electric shower. Heated ladder style towel rail. Extractor fan.

Outbuildings

Lockable shared store to the side of the front doors to the properties.

SERVICES

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

EPC = F - 1 Dashwood Cottage

EPC = G - 2 Dashwood Cottage

COUNCIL TAX

The properties are in band A.

VIEWING

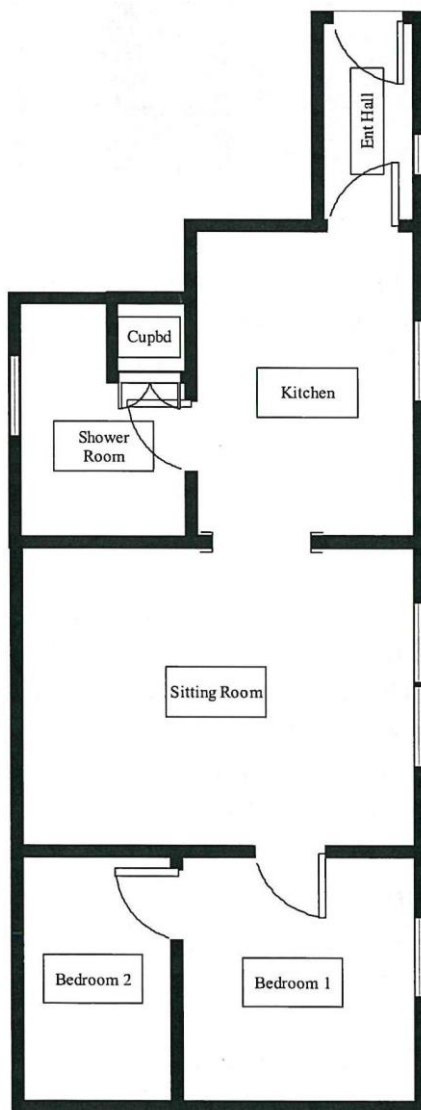
By arrangements with the Selling Agents on 01671 404100.

OFFERS

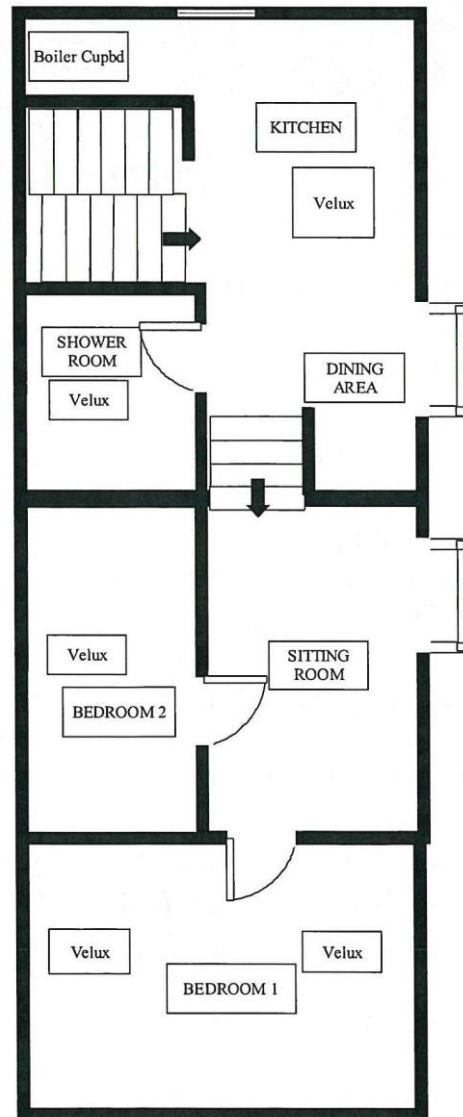
The properties are for sale as a whole with offers in the region of £100,000 being anticipated and should be made to the Selling Agents.

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.



1 Dashwood Cottage



2 Dashwood Cottage



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