



**21 Queen Street,
Newton Stewart
DG8 6JR**

EPC = C

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

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- **Mid-terraced property situated close to all local amenities**
- **3 bedrooms**
- **The property benefits from double glazing and gas central heating**
- **Easily maintained garden**
- **Offers in the region of £92,000**
- **REDUCED BY £18,000**



21 QUEEN STREET, NEWTON STEWART

Mid terraced 3-bedroom property situated in the market town of Newton Stewart, where all local amenities can be found. The property benefits from double glazing, gas central heating and easily maintained garden to the rear of the property.

Accommodation comprises:- Ground Floor- Entrance Porch. Hall. Lounge. Dining Room. Kitchen. Bathroom. First Floor- 3 Bedrooms.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.12m x 1.04m

Hardwood entrance door. Built-in cupboard housing electric meters. Glazed door giving access to hall.

Hall

6.16m x 1.05m

Stairs to first floor accommodation. Understairs cupboard. Radiator.

Lounge

3.56m x 3.33m

West facing window. Built in shelved alcove. Arch leading to dining room and kitchen.



Dining Room

3.00m x 2.50m

Radiator. Access to kitchen.

Kitchen

3.00m x 2.63m

East facing window overlooking garden. Fitted with a range of wall and floor units, ample worktops and stainless-steel drainer sink. Space and plumbing for washing machine and space for slot in cooker. Breakfast bar. Wall mounted gas combi boiler. Extractor fan. Radiator. Hardwood glazed door leading to garden.



Bathroom**1.86m x 1.70m**

Fitted with a white suite comprising WC, wash hand basin with storage below and bath with mains shower over.
Heated ladder towel rail.

FIRST FLOOR ACCOMODATION**Landing**

Velux window. Hatch to attic.

Bedroom 1**3.55m x 2.77m**

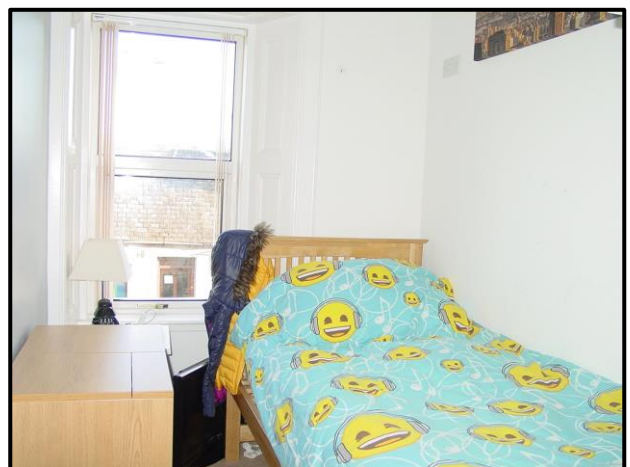
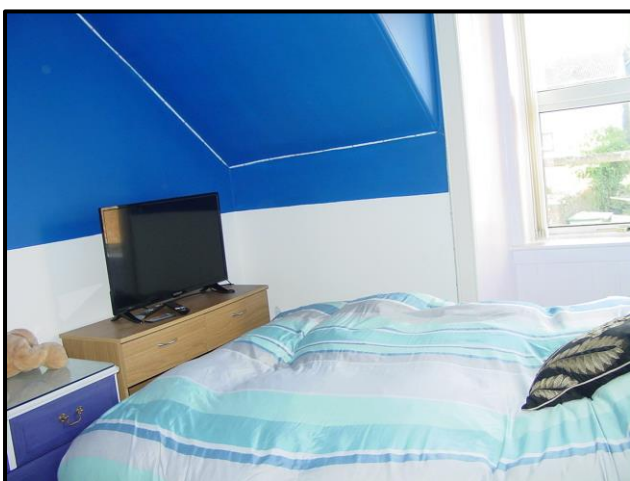
West facing window. Radiator

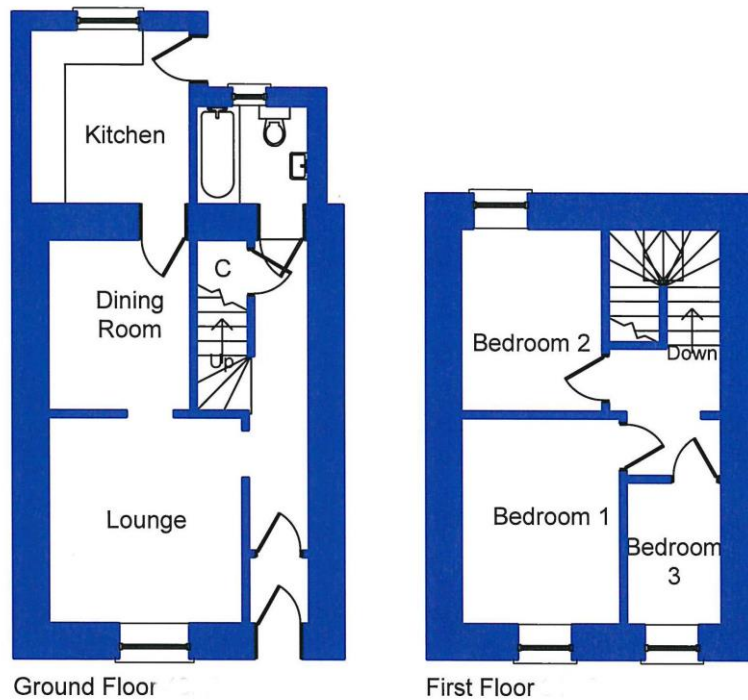
**Bedroom 2****3.18m x 2.54m**

East facing window. Radiator.

Bedroom 3**2.41m x 1.75m**

West facing window.





Sketch plan for illustrative purposes only

Garden

The garden ground is laid to lawn for ease of maintenance. Pedestrian access from neighbouring property for wheelie bin access.

SERVICES

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

COUNCIL TAX

The property is in Band C.

VIEWING

By arrangement with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £92,000 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.



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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.