



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

EPC = C

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PROPERTY OFFICE

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- **Spacious mid-terraced maisonette with accommodation over three floors situated close to all local amenities with views onto Cairnsmore of Fleet**
- **3 Bedrooms**
- **The property benefits from double glazing, gas fired central heating and Solar Panels with feed-in tariff**
- **Easily maintained garden to the rear of the property**
- **Offers in the region of £80,000**



9 QUEEN STREET, NEWTON STEWART

Spacious mid-terraced maisonette with accommodation over three floors, situated close to all local amenities, with views onto Cairnsmore of Fleet. The property benefits from double glazing, gas-fired central heating and Solar Panels with feed-in tariff. There is an easily maintained garden to the rear of the property.

Accommodation comprises:- Ground Floor – Hall. Rear Porch. First Floor – Lounge. Kitchen. Bedroom. Bathroom. Second Floor – 2 Bedrooms (one with WC).

GROUND FLOOR ACCOMMODATION

Hall

Hard wood glazed entrance door. Wall mounted electric meters. Understairs storage. Mosaic tiled flooring.

Rear Porch

1.85m x 1.60m

Fitted with a range of floor units with inset stainless steel drainer sink. Controls for Solar Panels. Hardwood door giving access to garden.

FIRST FLOOR ACCOMMODATION

Hardwood door giving access to first floor accommodation. Radiator.

Lounge

5.70m x 3.76m

Bright and airy room with two east facing windows. Feature wall mounted gas fire. Radiator.



Kitchen

3.35m x 2.80m

West facing window. Fitted with a range of wall and floor units, ample worksurfaces, wet wall panelled splashbacks and inset 1 ½ bowl composite drainer sink. Integrated appliances include electric hob with electric oven below and chimney style extractor fan above. Space and plumbing for washing machine.



Bedroom 1**2.90m x 2.70m**

South facing window. Radiator.

Bedroom 1Bathroom**SECOND FLOOR ACCOMMODATION**

Landing with west facing window.

Bedroom 2**4.82m x 2.80m**

Two east facing windows with views onto Cairnsmore of Fleet. Built-in shelved and hanging cupboard housing gas combi-boiler. Built-in shelving cupboard. Radiator.

**Bedroom 3****3.45m x 2.83m**

West facing window. Cloakroom with WC and wash-hand basin. Radiator.



Sketch plan for illustrative purposes only

GARDEN

The garden is to the rear of the property and is mainly laid to lawn for ease of maintenance with a decking area. The neighbouring property has right of access.

OUTBUILDING

Two garden sheds

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas-fired central heating. Solar Panels with feed-in tariff. EPC = C

COUNCIL TAX

This property is in Band A.

VIEWING

By arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £80,000 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.