



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

EPC = F

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- **Spacious mid-terraced family property with accommodation over three floors and situated close to all local amenities**
- **The property has been recently renovated to a high standard to provide 4 Bedrooms (1 En-suite) and 2 Public Rooms**
- **One bedroom annexe which has its own separate access and access from the house**
- **Large area of garden ground with off-road parking for several vehicles**
- **Offers in the region of £265,000**



71 QUEEN STREET, NEWTON STEWART

Spacious mid terraced family home with accommodation over three floors, situated close to all local amenities. The property has been recently renovated to a high standard with double glazing, gas and electric heating and provides four bedrooms (one en-suite), two public rooms and annexe with lounge and bedroom (en-suite). The annexe has its own separate access or can be accessed from within the property. There is a large garden to the rear of the property with vehicular access from Mansefield Place.

Accommodation comprises:- Ground Floor - Entrance Porch. Hall. Lounge. Snug. Kitchen. First Floor- 2 Bedrooms (both with dressing areas and 1 En-suite). Bathroom. Second Floor – 2 Bedrooms. Box Room.

GROUND FLOOR ACCOMMODATION

Entrance Porch

1.35m x 1.30m

Hardwood door giving access to the property. Original tiled mosaic flooring. Wall mounted cupboard housing electric meters. Hardwood door with stained glass leading to hall.

Hall

Stairs giving access to first floor accommodation. Understairs cupboards. Bamboo wood flooring. Radiator.

Lounge

7.20m x 5.37m

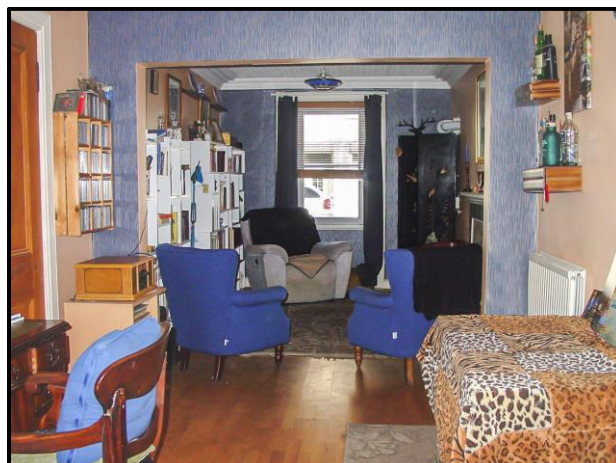
Large family room with three east facing windows. Feature wooden fireplace with inset electric stove. Bamboo wood flooring. Three electric heaters.



Snug

7.19m x 2.76m

East facing window. Feature wooden fire surround with tiled slips and hearth and inset electric stove. Built-in shelved alcove with storage cupboard below. Laminate flooring. Radiator.



Kitchen/Dining Area

9.20m x 2.70m

West facing window overlooking the garden. Two skylights. Fitted with a range of modern wall and floor units, ample worksurfaces with slips to match and 1 ½ bowl composite sink. Integrated appliances include induction hob with chimney style extractor fan above, eye level hide and slide oven and dishwasher. Space and plumbing for washing machine. Steps leading to annexe. Sliding door giving access to lounge. Fitted church pew seating area. Bamboo wood flooring. Under floor heating.



FIRST FLOOR ACCOMMODATION

Landing

West facing window. Built in linen cupboard. Stairs giving access to second floor. Radiator.

Bedroom 1

4.60m x 4.07m

East facing window. Two shelved alcoves with storage below. Sliding door to dressing room and en-suite. Radiator.

Dressing Room and En-suite

3.24m x 2.56m

Built-in shelved and hanging wardrobes with sliding mirror doors. The en-suite is partially tiled and fitted with a white suite comprising WC, wash hand basin and bath. Heated ladder style towel rail.



Bedroom 2**4.18m x 3.76m**

Two east facing windows. Built-in shelved and hanging cupboard with bi-folding doors. Built-in shelved alcove. Radiator.

**Bathroom****3.16m x 2.75m**

Partially tiled and fitted with a white suite comprising WC, countertop wash hand basin with storage below, bath and walk in shower cubicle with mains shower. Radiator.

SECOND FLOOR ACCOMMODATION**Landing**

Velux window.

Bedroom 3**4.01m x 3.65m**

East facing Bay window and velux window. Eaves storage cupboard. Radiator.

**Bedroom 4****3.66m x 2.89m**

East facing Bay window and velux window. Eaves storage cupboard. Radiator.

Box Room**2.09m x 1.64m**

Velux window.

ANNEXE

Lounge

7.40m x 4.34m

Two south facing windows. Door giving access to floored attic storage. Hardwood glazed door giving access to garden. Radiator.

Bedroom 5

3.82m x 2.60m

Two west facing windows.

En-suite

2.61m x 1.00m

Partially tiled and fitted with a white suite comprising WC, wash hand basin and shower cubicle.



Annexe Lounge



Annexe Bedroom



Sketch plan for illustrative purposes only

Garden

To the rear of the property is a large well-maintained garden with monoblock paving, covered outdoor seating area and lawn with mature flowering borders. A gate leads to a vegetable plot and off-road parking for several vehicles, which is accessed from Mansefield Place. The neighbouring property has vehicular right of access over part of the driveway.

OUTBUILDINGS

Greenhouse
Poly tunnel
Garden shed



SERVICES

Mains supplies of water, electricity and gas. The property is connected to the mains drainage system. Gas-fired and electric heating. The kitchen has underfloor heating. EPC = F.

COUNCIL TAX

The property is in Band E.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £265,000 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.

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