



**8 Dashwood Square,
Newton Stewart,
DG8 6EQ**

EPC = F

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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BANK OF SCOTLAND BUILDINGS

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- **Former Public House which was converted to a residential property in 2005**
- **3 Bedrooms**
- **The property is situated close to the town centre and benefits from double glazing and electric heating**
- **Large garden to the rear with pedestrian access from Dashwood Square**
- **Offers in the region of £115,000**



8 DASHWOOD SQUARE, NEWTON STEWART

Spacious mid-terraced property with accommodation over 3 floors. Formally known as the McMillan Inn which was converted to a residential property circa 2005. The property is situated close to the town centre and benefits from double glazing, electric heating and large garden to rear with shared pedestrian access from Dashwood Square.

Accommodation comprises:- Ground Floor - Entrance Porch. Hall. Lounge. Inner Hall. Cloakroom. Kitchen. Sitting Room. First Floor – Landing. 2 Bedrooms. Bathroom. Second Floor – Landing. Bedroom.

GROUND FLOOR ACCOMMODATION

Entrance Porch

Hardwood entrance door. Tiled Flooring.

Hall

4.50m x 1.00m

Glazed door giving access to lounge. Tiled Flooring. Walk-in storage cupboard.

Lounge

5.30m x 4.10m

North east facing sash and case window. The room was previously used as the public house. Brick built fireplace with tiled hearth and wooden mantle. Electric storage heater.

Inner Hall

Fire exit door leading to side pedestrian access to Dashwood Square. Walk-in storage room with fitted shelves, giving access to larger store room.

Cloakroom

3.20m x 2.00m

Partially tiled and fitted with WC and wash hand basin.

Kitchen

3.10m x 2.60m

Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and stainless steel sink. Space and plumbing for washing machine and dishwasher. Space for cooker and fridge/freezer. Extractor fan. Skylight.

Sitting Room

4.70m x 3.20m

Bright and airy family room with two south west windows. Glazed UPVC door giving access to garden. Electric storage heater.



FIRST FLOOR ACCOMMODATION

Landing

South west facing window overlooking the garden. Electric heater.

Bedroom 1

3.50m x 3.10m

North east facing sash and case window. Electric heater.



Bedroom 2

3.50m x 2.40m

North east facing sash and case window. Electric heater.

Bathroom

3.50m x 2.40m

Partially tiled and fitted with a white suite comprising WC, wash hand basin and bath with electric shower over. Wall mounted heater.

SECOND FLOOR ACCOMMODATION

Landing

Walk-in shelved storage cupboard.

Bedroom 3

3.70m x 3.40m

Velux window. Eaves Storage.



Garden

The large garden ground to the rear of the property is mainly laid to lawn with a variety of shrubs and flowering plants. Paved patio area. Shared pedestrian access from Dashwood Square.

OUTBUILDINGS

Garden Shed.

There is a derelict stone built outbuilding, which could be converted subject to appropriate planning permissions being obtained.

SERVICES

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

COUNCIL TAX

The property is in Band B.

VIEWING

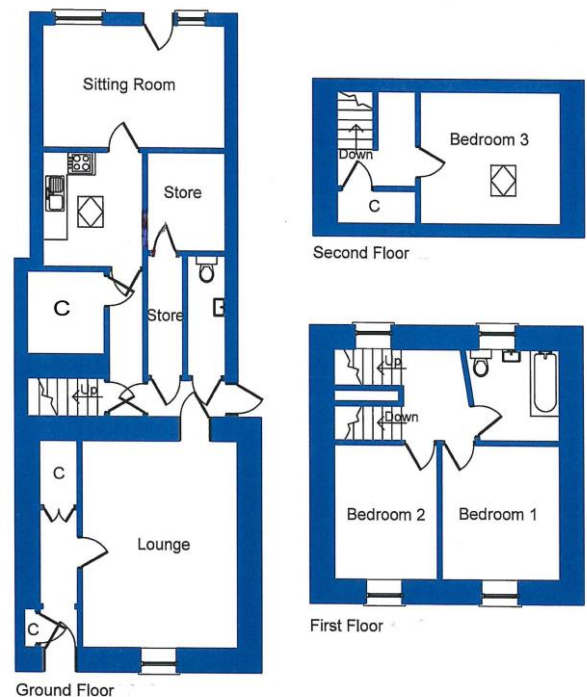
By arrangements with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £115,000 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.